



STEADFAST HOME INSPECTION

(805) 295-8009

team@steadfasthomeinspection.com

<http://www.steadfasthomeinspection.com>



PROPERTY INSPECTION REPORT

4676 Gerona Way
Santa Barbara, CA 93110

Dean Choi

09/10/2024



Inspector

Jessica Mayhugh

InterNACHI Certified Inspector #22102437

805-451-2850

jessica@steadfasthomeinspection.com



Agent

Kevin Goodwin

Goodwin & Thyne Properties, Inc.

805-448-2200

kevin@gtprop.com

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Scope of Inspection: This inspection was performed for the benefit of a homeowner or prospective buyer. It can be considered a full, general home inspection, performed in accordance with the InterNACHI Standard of Practice. As such, we inspect the readily accessible, visually observable, installed systems and components of a home. Any items or areas not inspected have been noted in this report. For the full scope and limitations of the inspection, please review the InterNACHI [Standard of Practice](#).

Although the inspector may use and include photos from a thermal imaging device, this tool and images are only supplemental to the home inspection. You should be aware that the inspector has not performed a full, comprehensive thermographic inspection, but has used the device as a peripheral tool only.

The inspector is not required to enter any areas that are deemed dangerous, for any reason. Any areas that are not safe, readily accessible and/or visible to the inspector will not be included in the home inspection report. This includes areas obstructed by the occupants' belongings. If there is an area that was not inspected that you want the inspector to evaluate, we would be happy to do it when the obstruction has been removed.

Your home inspection is a snapshot in time. The defects found by the inspector during your inspection are the ones that were present at the time of the inspection. While we do our best to identify potential future problems and suggest preventive measures, you will experience future issues in the house that cannot be predicted by your inspection.

Unless otherwise noted in this report, components of the home observed by the inspector were viewed as acceptable and functional at the time of inspection.

Any opinions and all guidance on repairs are the views of the individual inspector. Any repairs undertaken should be completed by a qualified professional and licensed, where applicable. No comments in this report constitute a requirement to have work done, except where required by law.

There may be comments made in this report that exceed the required reporting of the Standard of Practice. These comments (if present) were made as a courtesy to give you as much information as possible about the home. Exceeding the Standard of Practice will only happen when we feel we have the experience, knowledge, or evidence to do so. There should not be an expectation that the Standard of Practice will be exceeded throughout the inspection. Any comments that exceed the standards will be followed by a recommendation for further evaluation and repairs by applicable tradespeople.

A Note About Code and Zoning: Home inspectors are not code inspectors and may make recommendations that exceed certain code requirements, in the interest of safety. While many home defects have roots in code compliance, inspectors do not enforce building codes. Therefore, it is always wise to check with the Building and Codes Department of your local township or municipality for permit information and code requirements when there is a question regarding the proper construction methods or code requirements.

Home inspectors are not zoning inspectors and do not attempt to determine the legality of additions or changes to homes. This may impact the value of the property. We highly recommend you work with your realtor and the local jurisdiction to determine the legality or permit status of any and all changes to the property.

Edits to Report: We reserve the right to make changes to the report for up to 48 hours after it is provided. This helps us ensure that we are providing our reports in the most timely manner possible. If any major changes or corrections are made after it is initially provided, you will be notified; small changes may be made without notification.

Notice to Third Parties: Receipt of this report by any purchasers of this property other than the parties identified on the cover page of this report, is not authorized by the inspector. Liability under this report is limited to the party identified on the cover page of this report.

1: HOW TO READ THIS REPORT

Information

Observations

Observations in this report are grouped into the following categories:

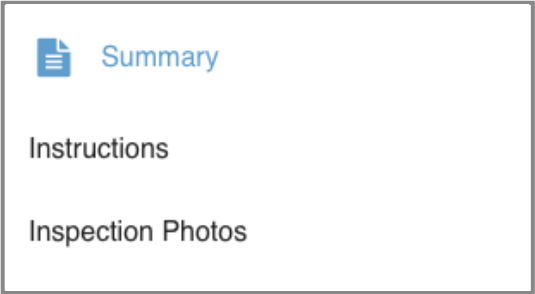
Information & Maintenance - These items are either informational and need no correction (including upgrades that could be made to improve the safety or function of the property), or items that may need periodic or regular maintenance and corrections can often be handled by a handyman or experienced homeowner.

Needs Attention - These include any defects to a system or component, even if the overall system may remain functional. These items will often require a qualified professional to provide further evaluation or recommend a course of correction.

Urgent & Safety - Items in this category either need urgent attention (e.g. leaks) or pose a potential safety risk, either now or in the future. It is highly recommended that these items be addressed as soon as possible.

Navigation

Click on section labels on the left to navigate directly to a specific section of the report.



At the top of the report, buttons will take you to the Full Report, a Summary of all observations, or a list of only the Urgent and Safety category of observations.



2: INSPECTION PHOTOS

Information

Link to All Inspection Photos

Home inspections are predominantly a visual process, and we take many photos throughout the property. Not all of the photos are used in this report. As an added service, we've uploaded all the photos from our inspection to Google photos and provided a link below. These photos will be available for you to view or download for one month from the date of this inspection. If you wish to keep the photos, you may download them from Google photos, but please do so before the month expires. (Not all of the photos include a specific item of concern.)

Link to photos: <https://photos.app.goo.gl/pqxaVTACcowAsWYu8>

3: INSPECTION DETAILS

Information

Year Built 1996 <i>Age of Property is based on available public information and is neither verified nor guaranteed by the Inspector.</i>		
Property Condominium / Townhouse, Attached	Property Status Vacant, Staged	Present at Inspection Selling Agent, Buyer
	Utilities Present Water, Gas, Electric	Water Source City Water
Parking Garage, Attached	Foundation Slab	Weather Sunny
Temperature 75 Fahrenheit (approximate)	Inspection Limitations See Limitations tab to learn about the limitations of this inspection.	

Limitations

Limitations

SYSTEMS & COMPONENTS NOT INSPECTED
Certain systems and components of homes are beyond the scope of this inspection. This includes systems such as sprinkler systems, landscape lighting, water softeners or filtration and home audio systems. They are never included in an inspection, but certain observations (such as a leak) may be called out. For more information on the scope and limits of this inspection, please review the InterNACHI [Standard of Practice](#) that we adhere to.

Limitations

PROPERTY FURNISHED OR STAGED
Because the home was furnished, some areas or components may not have been inspected. The inspector is not required to move belongings, including rugs, furniture and boxes to perform the inspection. Reasonable effort was made to inspect at least a representative number of outlets, windows and doors.

Limitations

SHARED SPACES (CONDO OR PUD)

The shared spaces or components of a condominium or PUD are outside the scope of this inspection. This would include such features as a shared roof, common garage, shared laundry facilities or a community pool. For more information on the scope and limits of this inspection, please review the InterNACHI Standard of Practice that we adhere to.

4: GROUNDS

Information

Driveway Concrete	Walkway(s) Concrete	Steps / Stoop Concrete
Porch Concrete	Balcony Metal guardrail, Epoxy coated	Exterior Stairs & Railing Metal handrail, Epoxy coated
Vegetation Shrubs, Trees		

5: BUILDING EXTERIOR

Information

Siding Stucco	Trim Wood	Soffit & Fascia Stucco
Lighting Wall mounted	GFI Protection: Missing or Incomplete See Observations below for more information.	

Observations

5.1.1 GFI Protection

GFI NEEDED OUTSIDE

BALCONY

Receptacle outside was not GFI-protected. Current practice calls for all outdoor receptacles to be GFI-protected in order to help reduce the risk of shock in wet areas. Recommend installation for occupants' safety.

Recommendation

Contact a qualified electrical contractor.



5.9.1 Exterior Electrical

OUTSIDE RECEPTACLES MISSING

FRONT PORCH

Few electrical receptacles were observed outside the home. This is typical of older homes, but current practice requires at least one GFI receptacle at the front and one at the rear of any home. Additionally, any deck or balcony should have at least one GFI receptacle accessible from the surface.

Recommendation

Contact a qualified electrical contractor.



6: ROOF

Information

Tile Roof: Average Life

The average life of a tile roof is around 50 years, with proper installation and maintenance. However, felt underlayment may wear out faster (20-40 years) and require replacement. Replacing any damaged tiles and keeping debris off the roof are critical parts of tile roof maintenance.

Inspection Method	Style(s)	Material(s)
Ground level	Gable	Tile

Flashings

Galvanized

Chimney(s)

Stucco over metal flue

The interior of the chimney flue is beyond the scope of this inspection. A chimney sweep should evaluate and clean the flue before the first use of the fireplace.

7: GUTTERS & DRAINAGE

Information

Gutters Metal	Downspouts To drainage system, Discharge near building	Grading Flat Drainage Drainage System, Surface drains
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Ongoing Maintenance Required - Drains

Underground drainage was not inspected. [See Limitations tab.](#)

Yard drainage systems require periodic maintenance, such as clearing leaves and debris away from collection points and checking the interior or underground portions for damage and blockages. Recommend performing maintenance as needed.

Limitations

Drainage Overview

UNDERGROUND DRAINS - HOA

Any underground portions of drains (drainage tiles, drain pipes, French drains, etc.) are not inspected. The end location of the drain may not have been observed. Recommend requesting information about drainage from the owner.

While underground drains are typically maintained by the HOA, their use (or any defects) may affect the homeowner.

8: PLUMBING

Information

Water Meter
At street



Water Shut-off
Garage



Gas Meter
Side of building



Gas Shut-off
At meter



Drain Line Clean Out
Not observed

Water Distribution
Copper

Plumbing Component(s) Not Observed
Gas lines, Drain lines, Drain line clean-out
See Limitations tab

Water Supply
Copper
Plumbing Vents
ABS

Limitations

Plumbing Overview

DRAIN LINE CLEAN-OUT NOT OBSERVED

A drain clean-out was not observed but may be present. Clean-outs are usually found just outside the building and more are required if the sewer lateral is longer than 100 feet. Recommend further evaluation by a qualified plumber.

Plumbing Overview

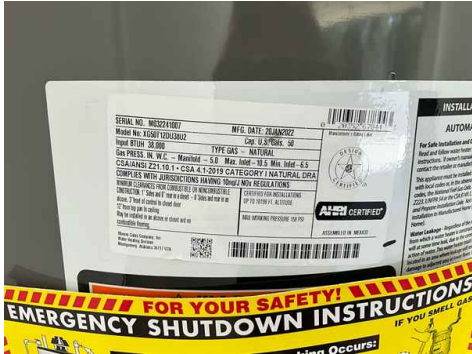
DRAIN LINES NOT VISIBLE

Due to the construction of the building, no drains were visible for inspection.

9: WATER HEATER

Information

Reference Photo(s)



Average Useful Life

The average useful life of a tank water heater is about 12 years. As the tank ages, it rusts from the inside out, eventually leading to leaks. While tankless water heaters could last longer, there is not currently adequate information to support that. We recommend replacing water heaters before they reach 12 years old.

Condition	Type	Brand
Tested - Functioning	Gas	Rheem
Capacity	Year Manufactured	Strapping
50 gallons	2022	Strapped

10: ELECTRICAL SERVICE & WIRING

Information

Reference Photo(s)



Service Location & Voltage

120V/240V, Below Ground

Ground Electrode System

Metal plumbing

Wiring Type(s)

Non-metallic sheathed cable (NM or "Romex")

11: SERVICE PANEL

Information

Reference Photo(s)



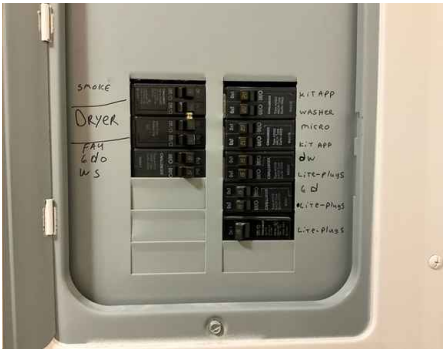
Amperage
70 Amps

Brand
Challenger

12: SUBPANEL

Information

Reference Photo(s)



Amperage
70 Amps

Brand
Challenger

Observations

12.2.1 Subpanel

SINGLE SHUT-OFF IN DIFFERENT PANEL

This Subpanel's single main shut-off switch is in a different panel. While that is allowed by code, the occupant should know where the shut-off is.

 Information & Maintenance



12.2.2 Subpanel

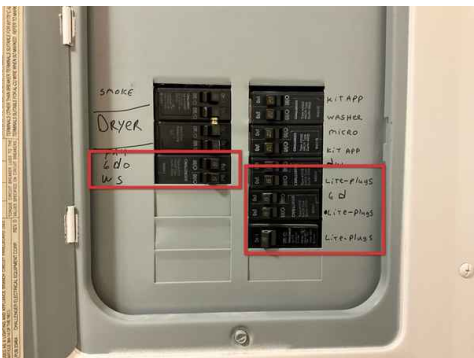
LEGEND DEFECT

Distribution panel was lacking a legend or legend was incomplete or outdated. The legend describes each circuit in a way that is clear and unambiguous. Recommend labeling each circuit.

Recommendation

Contact a qualified electrical contractor.

 Urgent & Safety



12.2.3 Subpanel



Information & Maintenance

NO AFCI - UPGRADE

No Arc-Fault Circuit Interrupter (AFCI) devices were installed in the panel (or not at all recommended circuits).

Though not required when this home was built, AFCIs are now called for at all circuits feeding lights or receptacles in bedrooms, living rooms and hallways. They help protect against electrical fires caused by electrical arcing both at the installed wiring in the walls and anything plugged into the protected outlets. Recommend installation of AFCI devices as a safety upgrade.



Recommendation

Contact a qualified electrical contractor.

12.2.4 Subpanel



Information & Maintenance

CONDUCTIVE PASTE NOT OBSERVED

Conductive paste is recommended out of an abundance of caution where stranded aluminum conductors are used. Though stranded aluminum conductors are not as dangerous as the solid aluminum type, conductive paste could be applied at the lugs to help further reduce the risk of electrical fire.



Recommendation

Contact a qualified electrical contractor.

13: KITCHEN

Information

Reference Photo(s)



HVAC Type

Central HVAC

Ceiling

Drywall or Plaster

Window(s)

Double-paned

Sink

Synthetic

Cabinets

Wood, Laminate, Composite

Walls

Drywall or Plaster

Floor

Laminate

Lighting

Recessed

Countertop

Synthetic

Appliance Reference Photo(s)

Unless otherwise noted in this report, all appliances observed were found to be functioning and in acceptable condition.



Refrigerator

GE

Cooking

Kenmore

Cooking Type

Gas Range

Ventilator

Integrated with Microwave

Vent Type

Vents to exterior

Microwave Type

Over range

Microwaves are commonly personal property and may not be included with the home. Recommend confirming with realtor.

Microwave

GE

Dishwasher

Whirlpool

Air Gap

Present at sink

GFI Protection: Missing or Incomplete

See **Observations** below for more information.

Observations

13.1.1 GFI Protection

GFI NEEDED AT KITCHEN COUNTERS**Urgent & Safety**

Receptacle at Kitchen counter was not GFI-protected. Current practice calls for all receptacles that serve Kitchen counters to be GFI-protected in order to help reduce the risk of shock in wet areas. Recommend installation for occupants' safety.

Recommendation

Contact a qualified electrical contractor.



13.7.1 Lighting

BULB OUT**Information & Maintenance**

Light fixture had a bulb **missing** or burnt out. Recommend replacement of bulb and testing of fixture.

Recommendation

Contact a handyman or DIY project



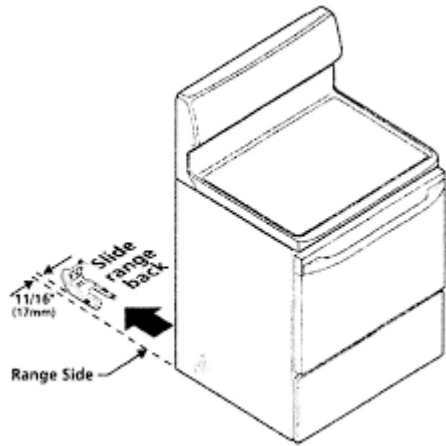
13.14.1 Cooking

ANTI-TIP BRACKET NOT PRESENT

Cooking appliance was not properly secured. For safety, an anti-tip device should be installed on every freestanding range.

Recommendation

Contact a handyman or DIY project

**Urgent & Safety**

13.16.1 Ventilator

WRONG TAPE AT VENT

Vent duct was sealed with the wrong type of tape and should be repaired. Heat-resistant aluminum foil duct tape is the only tape that should be used for sealing metal ductwork.

Recommendation

Contact a handyman or DIY project

**Needs Attention**

14: LIVING ROOM

Information

Reference Photo(s)



Safety Device(s)

None Observed

Walls

Drywall or Plaster

Floor

Carpet

Window(s)

Double-paned

HVAC Type

Central HVAC, Fireplace

Ceiling

Drywall or Plaster

Door(s)

Metal, Double-paned, Safety glass

Lighting

Switched receptacle, Recessed, Ceiling mounted

Observations

14.3.1 Floor

CARPET DEFECT

Carpet had a defect, such as a loose seam, ripple(s) or visible wear. Defects can become trip hazards. Recommend monitoring, repairing or replacing carpet.

Recommendation

Contact a qualified flooring contractor

 Information & Maintenance



14.4.1 Door(s)

SLIDING PANE OUTSIDE

Sliding door had the moving pane on the outside. While this is typical of older sliding doors, it is a security risk because the outer pane can be more easily removed, providing entry into the home. Recommend correction for security purposes.

Recommendation

Contact a qualified door repair/installation contractor.

 Urgent & Safety



14.5.1 Windows

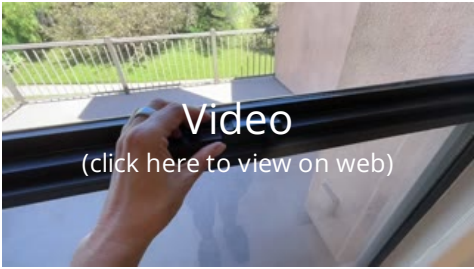
 Needs Attention

HARDWARE DEFECT

Window hardware was **broken** or missing. Recommend repair or replacement.

Recommendation

Contact a qualified window repair/installation contractor.



15: PRIMARY BEDROOM

Information

Reference Photo(s)



Safety Device(s)
Smoke Alarm

HVAC Type
Central HVAC

Walls
Drywall or Plaster

Ceiling
Drywall or Plaster

Floor
Carpet

Door(s)
Composite / Hollow core

Window(s)
Double-paned

Lighting
Switched receptacle

Observations

15.2.1 Walls & Ceiling

CRACKS - TYPICAL

Surface was cracked. Crack appeared typical of normal settling and not indicative of a larger problem.

Recommendation
Recommend monitoring.

 Information & Maintenance



15.2.2 Walls & Ceiling

SURFACE DAMAGE

Surface had a gap, dent or hole and should be repaired.

Recommendation

Contact a handyman or DIY project



Information & Maintenance



15.2.3 Walls & Ceiling

PATCHED CRACK

A patched crack was evident at wall or ceiling. While settling and cracks are normal, cracks that grow large or are wider at one end than the other can indicate larger problems. Recommend monitoring.

Recommendation

Recommend monitoring.



Information & Maintenance



16: BEDROOM 2

Information

Reference Photo(s)



Safety Device(s)

Smoke Alarm

Ceiling

Drywall or Plaster

Window(s)

Double-paned

HVAC Type

Central HVAC

Floor

Carpet

Lighting

Switched receptacle

Walls

Drywall or Plaster

Door(s)

Composite / Hollow core

17: BEDROOM 3

Information

Reference Photo(s)



Safety Device(s)
Smoke Alarm

HVAC Type
Central HVAC

Walls
Drywall or Plaster

Ceiling
Drywall or Plaster

Floor
Carpet

Door(s)
Composite / Hollow core

Window(s)
Double-paned

Lighting
Switched receptacle

Observations

17.5.1 Windows

DIFFICULT OR STUCK

Window was **difficult** or not able to open/close. Recommend repair or adjustment.

Recommendation

Contact a qualified window repair/installation contractor.

 Information & Maintenance



18: PRIMARY BATHROOM

Information

Reference Photo(s) 	HVAC Type Central HVAC	Walls Drywall or Plaster
	Ceiling Drywall or Plaster	Floor Tile
	Door(s) Composite / Hollow core	Lighting Recessed, Wall mounted
	Ventilation Vent fan	Sink Porcelain
	Countertop Stone/Granite/Quartz	Cabinets Wood, Laminate, Composite
Toilet Delta	Shower Tile surround, Tile shower pan, Glass door	Tub Plastic tub, Tile surround

GFI Protection: Present

GFI (Ground Fault Circuit Interrupter) protection is required at receptacles in wet locations or where water may be present. This includes all exterior receptacles, in garages, at kitchen counters, in bathrooms and near laundry sinks.

Observations

18.11.1 Sink

 Needs Attention

FLEXIBLE PLUMBING
Drain used flexible style pipe. This will likely lead to slow/clogged drains. Recommend replacement with a solid PVC trap.

Recommendation
Contact a qualified plumbing contractor.



18.15.1 Tub / Shower Enclosure

GROUT DEFECT

Grout was damaged or missing and should be repaired. Grout holds the tiles in place and helps keep water from penetrating between the tiles.

Recommendation

Contact a qualified tile contractor

[Information & Maintenance](#)

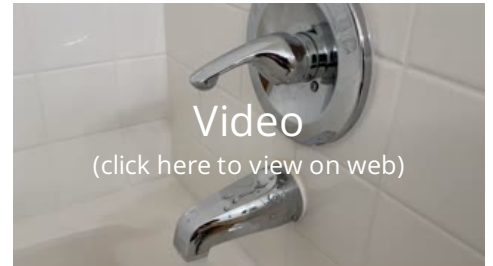
18.16.1 Tub / Shower Plumbing

DRIP FROM FIXTURE

Bath or shower fixture had a drip from a joint or the fixture itself. This can usually be remedied by adding plumber's tape and re-tightening.

Recommendation

Contact a qualified plumbing contractor.

[Information & Maintenance](#)

19: BATHROOM 2

Information

Reference Photo(s) 	HVAC Type Central HVAC	Walls Drywall or Plaster
	Ceiling Drywall or Plaster	Floor Tile
Cabinets Composite, Laminate, Wood	Door(s) Composite / Hollow core	Window(s) Double-paned, Safety Glass
	Lighting Wall mounted	Ventilation Openable window
	Sink Porcelain	Countertop Stone/Granite/Quartz
	Toilet Delta	Tub Plastic tub, Plastic surround, Bypass doors

GFI Protection: Present

GFI (Ground Fault Circuit Interrupter) protection is required at receptacles in wet locations or where water may be present. This includes all exterior receptacles, in garages, at kitchen counters, in bathrooms and near laundry sinks.

Observations

19.2.1 GFI Protection

GFI TRIPS ELSEWHERE

TRIPS IN PRIMARY BATHROOM

The receptacle in this area was GFI-protected by a device in a different room. This meets current standards for GFI protected, but if the receptacle trips and turns off, it must be reset in that room.



19.4.1 Walls & Ceiling



Information & Maintenance

CRACKS - TYPICAL

Surface was cracked. Crack appeared typical of normal settling and not indicative of a larger problem.

Recommendation

Recommend monitoring.



19.7.1 Windows



Urgent & Safety

SAFETY GLASS NOT OBSERVED IN BATHROOM

Current practice calls for safety glass when used in and around showers and tubs (within 5 feet) when the bottom edge is less than 5 feet above the ground. Recommend correction for occupants' safety.

Safety glass (or tempered glass) can be identified by a marking etched into the glass. In certain cases, it is possible that safety glass is present, but the etching was not observed.

Recommendation

Contact a qualified window repair/installation contractor.



19.7.2 Windows



Needs Attention

LATCH DEFECT

Window did not latch or lock properly and should be repaired for security purposes.

Recommendation

Contact a qualified window repair/installation contractor.



19.7.3 Windows



Needs Attention

SEAL DEFECT

Window seal was **damaged** or deteriorated and may need replacement to help maintain a proper seal.

Recommendation

Contact a qualified window repair/installation contractor.



19.11.1 Ventilation



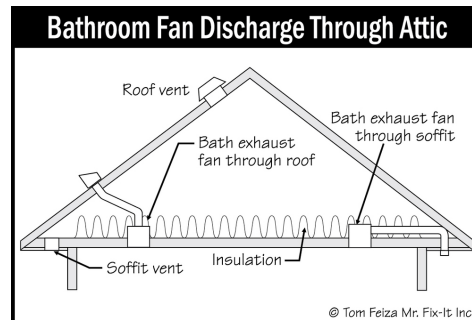
Information & Maintenance

RECOMMEND ADDING VENT FAN

No ventilation fan was installed. Recommend adding to help remove moisture from the room. Though a window meets code, a fan is more effective and can be used in all seasons.

Recommendation

Contact a qualified general contractor.



V003

19.13.1 Counters



Information & Maintenance

CAULK DEFECT

Caulk was damaged or **missing** and should be repaired. Damaged caulk could allow water to damage the cabinets or wall below.

Recommendation

Contact a qualified countertop contractor.



19.16.1 Tub / Shower Plumbing



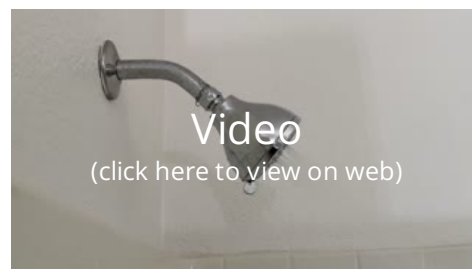
Information & Maintenance

DRIP FROM FIXTURE

Bath or shower fixture had a drip from a joint or the fixture itself. This can usually be remedied by adding plumber's tape and re-tightening.

Recommendation

Contact a qualified plumbing contractor.



20: HALLWAY

Information

Reference Photo(s)



Safety Device(s) Smoke Alarm	HVAC Type Return air	Walls Drywall or Plaster
Ceiling Drywall or Plaster	Floor Carpet	Lighting Wall mounted, 3-Way switch

Observations

20.1.1 Safety

CO ALARM NEEDED

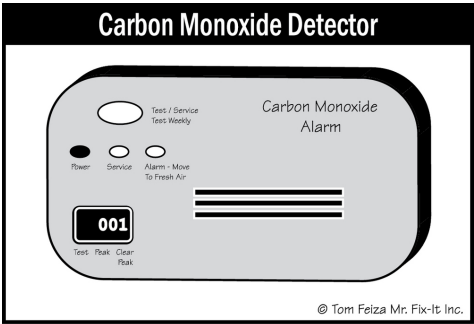


Current practice calls for a Carbon Monoxide (CO) Alarm outside of any sleeping area with at least one on each level of the home. Recommend installation for occupants' safety.

CO Alarms should also be located in any sleeping room that contains a gas-fired appliance.

Recommendation

Contact a handyman or DIY project



M020

21: ENTRY HALLWAY & STAIRS

Information

Reference Photo(s)



Safety Device(s)
Smoke Alarm

HVAC Type
None observed

Walls
Drywall or Plaster

Ceiling
Drywall or Plaster

Floor
Carpet, Laminate

Door(s)
Wood

Window(s)
Double-paned

Lighting
Wall mounted

Stair Treads
Carpet

Handrail at Stairs
Metal

Observations

21.1.1 Safety

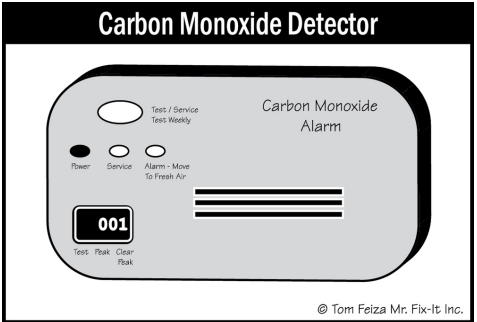
CO ALARM NEEDED

Current practice calls for a Carbon Monoxide (CO) Alarm outside of any sleeping area with at least one on each level of the home. Recommend installation for occupants' safety. CO Alarms should also be located in any sleeping room that contains a gas-fired appliance.

Recommendation

Contact a handyman or DIY project

 Urgent & Safety



MO20

21.3.1 Walls & Ceiling

REPAIRS OBSERVED

Repairs were observed. This can indicate past damage, possibly moisture intrusion or pest damage. Recommend monitoring.

Recommendation

Recommend monitoring.



Information & Maintenance



21.4.1 Floor

SUN DAMAGE

Floor was discolored due to sun damage. Condition is cosmetic in nature, but could be costly to correct.

Recommendation

Contact a qualified flooring contractor



Information & Maintenance



21.4.2 Floor

CREAKY FLOOR

The floor creaked, which is typically a sign of a loose subfloor. Unless other signs of settling were present, the creaking is unlikely to be a major concern.

Learn more about how to fix creaking floors [HERE](#).

Recommendation

Contact a handyman or DIY project



Information & Maintenance



21.7.1 Lighting

HALLWAY 3-WAY SWITCH

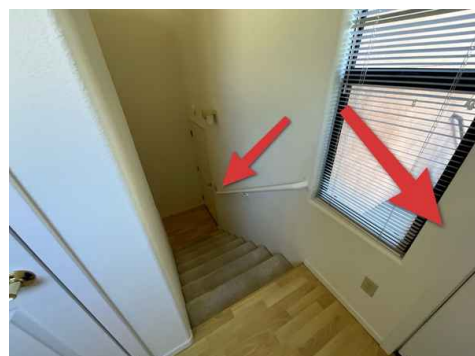
Hall light was not operated by a 3-way switch. Current practice calls for the light in hallways over 6 feet long to be operable from either end of the hallway (via a 3-way switch). Recommend correction for occupants' safety.

Recommendation

Contact a qualified electrical contractor.



Urgent & Safety



22: LAUNDRY

Information

Reference Photo(s)



Walls Drywall or Plaster	Ceiling Drywall or Plaster	Floor Tile
Door(s) Composite / Hollow core	Lighting Ceiling mounted	Appliances Not Inspected See Limitations tab
Appliance Brand(s) GE, Whirlpool	Washer Hookups Multi-port, Stainless steel braided hoses	Dryer Type Gas
		Dryer Vent Foil flex
Cabinets Wood, Laminate, Composite		

GFI Protection: Present
GFI (Ground Fault Circuit Interrupter) protection is required at receptacles in wet locations or where water may be present. This includes all exterior receptacles, in garages, at kitchen counters, in bathrooms and near laundry sinks.

Limitations

Washer/Dryer Overview
WASHER & DRYER NOT INSPECTED
The Washer and Dryer were not inspected as they are not considered 'installed' components in the home. We recommend that you test them or have them inspected by an appliance specialist if you are concerned about their function.

Observations

22.6.1 Door(s)



Information & Maintenance

KNOB DEFECT

Door knob was **loose**, missing or not functional and should be corrected.

Recommendation

Contact a handyman or DIY project



22.8.1 Lighting



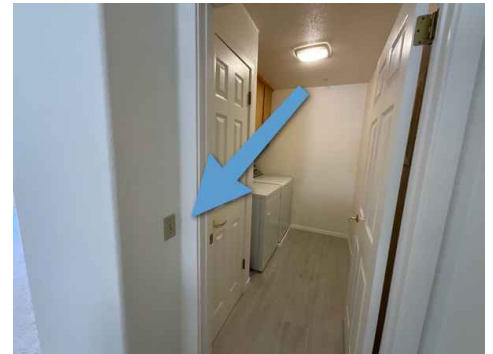
Information & Maintenance

SWITCH OUTSIDE ROOM

The switch to operate the lights was located outside of the room, which could become a nuisance. Recommend evaluation by an electrician to determine the best solution.

Recommendation

Contact a qualified electrical contractor.



23: PARKING

Information

Reference Photo(s)



Walls	Drywall or Plaster	Ceiling	Drywall or Plaster
Floor	Concrete	Door(s)	Metal
Window(s)	Double-paned	Lighting	Ceiling mounted

Firewall

Complete

The walls and ceiling between a garage and any living space (or attic over living space) is considered a firewall and needs to be a complete wall of fire-resistant drywall. Space around any penetrations through the firewall should be sealed with fire-resistant material.

Fire-Rated Door?	Self-closing Door?	Garage Opener
Present	Needs Adjustment	LiftMaster
Opener Condition	Garage Door	Door Type
Tested - Functioning	Metal	Sectional

Door Condition

Tested - Functioning

GFI Protection: Present

GFI (Ground Fault Circuit Interrupter) protection is required at receptacles in wet locations or where water may be present. This includes all exterior receptacles, in garages, at kitchen counters, in bathrooms and near laundry sinks.

Observations

23.1.1 GFI Protection

GFI TRIPS ELSEWHERE

TRIPS IN PRIMARY BATHROOM

The receptacle in this area was GFI-protected by a device in a different room. This meets current standards for GFI protected, but if the receptacle trips and turns off, it must be reset in that room.



23.2.1 Fire Safety

ADJUST CLOSING DEVICE

The fire door's closing mechanism was in need of adjustment to function properly. The door should close on its own for fire protection and to help keep dangerous fumes out of the home.

Recommendation

Contact a handyman or DIY project

**Urgent & Safety**

23.3.1 Garage Door & Opener

SAFETY REVERSE

The pressure sensing safety-reverse function should be adjusted to a lower pressure.

Recommendation

Contact a qualified professional.

**Urgent & Safety**

23.5.1 Walls & Ceiling

MOISTURE STAIN

Surface had a discoloration or stain that was not currently wet. Recommend painting or cleaning and monitoring.

Recommendation

Recommend monitoring.

**Information & Maintenance**

23.6.1 Floor



Information & Maintenance

TYPICAL CRACKING - GARAGE SLAB

Garage slab had crack(s) that appeared typical. If cracks worsen, correction may be required. Garage slabs are typically poured separate from the home's foundation and do not usually reflect the condition of the home's slab.

Recommendation

Recommend monitoring.



24: FIREPLACE

Information

Reference Photo(s)



Fireplace Maintenance

Fireplaces require regular, ongoing maintenance. The amount of maintenance required is determined by the amount of use the fireplace gets. Recommend consulting a chimney sweep to help schedule maintenance as needed.

Fireplace Material	Type	Hearth Extension Material
Prefabricated	Gas starter	Tile

Flue Interior Not Inspected

See Limitations tab

Limitations

Fireplace Overview

FLUE NOT INSPECTED

The chimney flue is not included in this inspection. A chimney sweep can clean the flue and use a camera to inspect the flue liner, to ensure there are no cracks or damaged areas that could potentially let harmful smoke or exhaust into the home. Cleaning the flue is a part of regular maintenance and the frequency will depend on how often the chimney is used.

Observations

24.1.1 Construction



Needs Attention

HEARTH EXTENSION INSUFFICIENT

Fireplace should have a hearth extension made of non-combustible material that extends at least 16 inches in front of and 8 inches beyond the side of the face of the fireplace.



25: FURNACE

Information

Reference Photo(s)



Average Useful Life

The average useful life of a gas-fired furnace is about 20 years. In our area, we often see them last 30+ years. But as furnaces age, the heat exchanger may rust or crack, which could release toxic exhaust gases into the home. Therefore proper maintenance and regular service become more important as the unit ages.

Condition Tested - Functioning	Brand First Co.	Fuel or Energy Source 120 Volts
Heat Type Forced Air, Hydronic	Filter Disposable	Year Manufactured 1996
Ductwork Flexible, Insulated		

Observations

25.1.1 Furnace

 Needs Attention

FILTER DEFECT

Filter was **dirty** or improperly installed and should be cleaned or replaced. Recommend following manufacturer's recommendations for changing the HVAC system filter(s).

Recommendation
Recommended DIY Project



26: ATTIC

Information

Reference Photo(s)



Inspection Method

Inside attic

Sheathing

OSB

Insulation Depth

8 inches (approximate)

Bathroom Vent Duct(s)

Semi rigid metal

Framing

Truss

Insulation

Batt, Fiberglass

Ventilation

Gable Vents

Kitchen Vent Duct

Rigid metal

Observations

26.2.1 Structure

MOISTURE STAIN

Stains were noted on the sheathing or framing. No areas were currently wet. Recommend monitoring.

Recommendation

Recommend monitoring.

 Information & Maintenance



27: SLAB FOUNDATION

Information

Foundation Material

Poured concrete

See Limitations tab

Limitations

Slab Overview

SLAB NOT VISIBLE

As a rule, slab on grade foundations are not visible for inspection. Outdoors, plants and landscaping often obstruct visual access. Inside, flooring materials block access. Slabs are typically inspected by evaluating the presence or absence of multiple clues about their condition, such as the levelness of the floors, any cracks in floors, walls or ceiling materials, whether doors and windows open and close properly, etc.

Slab Overview

SUBFLOOR NOT VISIBLE

Due to the construction of the home, the subfloor material (if any), was not observed. Hidden defects may be present.

Observations

27.1.1 Foundation Condition



INDICATIONS OF NORMAL SETTLING

Indications of normal settling were observed throughout the home. These may include typical cracking at wall or ceiling surfaces, unevenness of the floor, etc. Every home settles over time, and this can be exacerbated by expansive soil. While there were not enough indications to recommend further evaluation, we recommend monitoring. Due to the construction of the home and flooring installed, further defects may be hidden (such as cracks in the slab under flooring).

Recommendation

Recommend monitoring.