805 Home Inspections
Property Inspection Report

2648 State Street, Unit 25, Santa Barbara, CA 93105
Inspection prepared for: Daniel Bartal
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Date of Inspection: 6/29/2026

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Report Summary

The summary below in **RED** consists of potentially significant findings. These findings can be either safety hazards, a deficiency requiring correction, or items the inspector would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. The items listed in **BLUE** are simply susgestions for your review or for your considered attention (FYI). Please review all of the pages of the report as the summary alone does not explain all the systems and/or issues. If necessary, all repairs should be completed by a licensed and certified tradesman.

Interior Areas		
Page 6 Item: 2	Door Bell	• **The home had a smart type door bell system with a camera installed, which usually requires a registration, a phone app, and yearly fees. Suggest you consult seller to find out if the doorbell system is staying with the home, and if so, to have the registration changed over to the buyer.**
Page 6 Item: 7	Flooring Condition	• The home had laminate type wood flooring with lifted areas in the Primary bedroom and the living room. The flooring made popping noises when stepped on and may have been installed too tight to the walls. See photos. Suggest repairs as needed by a flooring company.
Bathroom		
Page 8 Item: 4	Bathroom Mirrors	• The bathrooms were missing the installed bathroom mirrors at the backs of the sinks. See photos. Suggest repairs as needed.
Page 9 Item: 8	Bathtub / Shower Condition	• **Shower floor pan and wall tile gaps:** The Primary bathroom tiled shower had open gaps along the floor pan and the walls of the shower. The open gaps in the grouted seams will allow moisture to enter the walls of the shower. See photos. Suggest repairs as needed.
Kitchen		
Page 10 Item: 4	Kitchen Sink Plumbing	• **The home had a drinking water filtering system installed under the kitchen sink. See photo. Suggest consulting seller for proper care and maintenance for the filter system.**
Page 13 Item: 12	Refrigerator	• **Seller: The refrigerator had a water dispensing and ice making system installed, but were turned off at the time of the inspection. Suggest commenting on the functionality of the refrigerator's water and ice maker and dispensing systems.**
Laundry		
Page 15 Item: 5	Washer & Dryer	• **Missing catch pan:** The indoor clothes washer had no catch pan installed to prevent water damaged to the home in the event of a leak. Suggest installing a catch pan with a drain to the exterior of the home.
Fireplace		
Page 17 Item: 3	Fireplace Hearth Condition	• **Gas log with no hearth: The fireplace was missing an installed non-flammable hearth at the front of the firebox, but it did have a functional gas log setup installed, so a protective hearth was not required only suggested. See photo.**

Page 18 Item: 4	Fireplace Gas Valve	• **Remote operated fire logs:** The fireplace had a gas log system installed that operates with a remote. The system would not light at the time of the inspection. Suggest repairs as needed.
Page 18 Item: 6	Fireplace Flue Condition	• **The fireplace flue was not fully visible during this inspection, due to the angle of the upper firebox throat and the height of chimney and flue. Suggest having the fireplace maintenance company check the flue with a camera for possible damage prior to use. Gas fire logs are safe to use, but avoid burning real wood until checked for damage.**
Central Heating / Cooling Systems		
Page 20 Item: 4	Furnace Gas Flex Line & Valve Condition	• **Missing sediment trap:** There should be an installed sediment trap at the CSST flex line connection, between the gas shutoff valve and the furnace. See photo. Suggest repairs by a qualified HVAC company.
Exterior Areas		
Page 26 Item: 5	Exterior Electrical Receptacles and GFCI	• The exterior back patio electrical outlet on the wall had a loose cover plate with an open gap. See photo. Suggest repairs as needed.
Foundation		
Page 28 Item: 1	Foundation Damage	• **The visible areas of the home's foundation appeared functional at time of inspection. Not all areas of the home's foundation were visible to the inspector, due to floor coverings, walls, furniture, etc. There were no observed large gaps or step cracks observed, and no abnormal slopes in the slab. Small hairline cracks in concrete slabs are normal. If concerned, or further foundation inspections are desired, suggest you consult a foundation contractor.**
Gas Source & Type		
Page 31 Item: 2	Seismic Gas Shutoff Valve	• **NO Seismic Gas Shutoff Valve installed: The home had no automatic natural gas shutoff valve installed at the time of the inspection. These are NOT required on all homes. If one is desired or required by your local municipality (All cities and county's have different requirements), suggest contacting qualified plumbing company to request the installation of a seismic sensing actuating valve on the gas meter, which is designed to automatically shutoff the gas flow in the event of a severe seismic disturbance (Earthquake). If required to be on the home, it would normally already be installed.**

Inspection Details

First off, thank you for allowing and trusting **805 Home Inspections** to complete your property inspection. Your Inspectors name is Mike Hasty. I am a certified Home Inspector with InterNACHI and I complete all inspections in accordance to InterNACHI's Standards of Practice. The term InterNACHI stands for "**International Association of Certified Home Inspectors**." You can review the InterNACHI Standards of Practice by going to their website: https://www.nachi.org/sop.htm

Scope of Inspection

The scope of the inspection is as follows: The inspector is **only determining if a component or system of the property is Functional or Non-functional**. **It is not the responsibility of the inspector to determine the cosmetic condition of a component or system of the property**. The following report is based on an inspection of the **visible portions of the home's structure and its systems. I**nspections are limited by view and/or accessibility, due to vegetation or stored personal possessions. The inspector can not see inside the walls or a slab foundation to inspect thins like pipes, structure, etc. Depending upon the age of the property, some items like GFCI or AFCI outlets and receptacles may not be installed; **this report will focus on safety and function, not necessarily current code**. This report identifies specific **non-code, non-cosmetic concerns and/or noted safety concerns,** the inspector feels may need further review or repair by a licensed contractor.

There are no guarantees or warranties with a home inspection. The inspector can only point out, for the client's discretion, things that are observed to be in need of repair or maintenance, on the date and time of the inspection. The inspector cannot and will not guess as to how long or well an item or system of the home will function beyond the day of the inspection. The inspections are limited by what can be visually observed, heard, and/or smelt. The inspector will use whatever tools and means possible to give you the best information about the property being inspected. The information provided in the report is to be used at the client's discretion. For safety, and liability purposes, it is recommend that only licensed contractors evaluate and repair any concerns or defects. **Note that this report is only a snapshot in time. It is recommend that you or your representative complete a final walk-through inspection immediately before closing, to check the condition of the property at that time, using this report as a guide. Components of the home can change at any time. for example, something found function on one day may fail to function on the second day, without notice. *Components found damaged during the inspection or on a later date, are not the responsibility of the inspector. It is not the responsibility of the home inspector to pay for non functional components of the home.***

A Home Inspection is a non-invasive visual examination of a residential dwelling, performed for a fee, which is designed to identify observed material defects within specific components of the dwelling. Components may include any combination of mechanical, structural, electrical, plumbing, and/or other essential systems or portions of the home, as identified and agreed to by the Client and Inspector, prior to the inspection process. A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observations of the visible and apparent condition of the structure and its components, on the date of the inspection, and not the prediction of future conditions or system failures. A home inspection will not reveal every concern that exists, or ever could exist, but only those material defects observed on the day of the inspection. Once again, cosmetic wear or looks is not the primary concern of the inspector.

NOT INSPECTED: The following are typical areas of a property that are not part of a normal inspection and will not be addressed in this report: Phone systems, media systems, security or fire alarm active monitoring systems (Smoke and CO detectors are inspected), and yard water sprinklers. These listed systems should be inspected by the company or certified tradesman who installed them.

NOTICE TO THIRD PARTIES: This Report is the exclusive property of 805 Home Inspections and the Client(s) listed on this report, and/or their agents. This inspection report is not transferable to any

third parties or subsequent buyers. The inspection and this report has been performed under a written contract agreement that limits its scope and usefulness. Unauthorized recipients are therefore advised not to rely upon this report, but rather to retain the services of an appropriately qualified home inspector of their choice to provide them with their own up to date inspection and report.

1. Date & Time of Inspection

Materials: Date of Inspection: June 29, 2026 Time Inspection Started: 9 am Time Inspection Ended: 10 am

2. Weather Conditions at Time of Inspection

Materials: Weather Conditions at the time of Inspection: Cloudy

3. Home Type

Home Type: Attached Condominium/Townhouse
• Home Owners Association (HOA): You are usually required to maintain your property in accordance with the HOA rules. Before making any exterior changes to your property or home, check with the HOA for advise on what is allowed. Contact your HOA administration for a copy of the local rules in your community.

4. Year Home was Built

Materials: The home was built in the year of 1968.

5. Utilities Accessibility

Materials: All utilities were on at the time of inspection.

6. Occupancy

Occupancy: The home was occupied at the time of the inspection.

7. Attendance

In Attendance: The seller's Realtor was present for the inspection.

8. Number of Bedrooms

Materials: There were two (2) bedrooms in the home. A Primary bedroom and a smaller bedroom.

Materials: There were two (2) bathrooms in the home. A Primary bathroom and a shared bathroom.

Interior Areas

Interior areas consist of bedrooms, baths, kitchen, laundry, hallways, foyer, and other open areas. All exposed walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Although excluded from inspection requirements, the inspector will inform you of obvious broken gas seals in windows. Please realize problems are not alway obvious, nor visible, due to temperature, humidity, window coverings, light source, etc. The Inspector will report visible damage and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas, as the inspector will not move personal items.

1. Closets

Observations:
• The closets in the home, including the bedrooms, were found to be functional at the time of the inspection.

2. Door Bell

Observations:
• **The home had a smart type door bell system with a camera installed, which usually requires a registration, a phone app, and yearly fees. Suggest you consult seller to find out if the doorbell system is staying with the home, and if so, to have the registration changed over to the buyer.**

3. Interior Doors

Observations:
• The interior doors in the home all appeared to be functional at time of inspection.

4. Ceiling Condition

Materials: The home's ceilings were constructed of painted drywall.

Observations:
• The ceilings in the home all appeared to be functional at time of inspection.

5. Wall Condition

Materials: The walls in the home were constructed of painted drywall.

Observations:
• The walls in the home all appeared functional at time of inspection.

6. Ceiling Mounted Light / Fan

Observations:
• Ceiling light fixtures were installed in hallway and living areas of the home. The lights all appeared to be functional and operated by using a wall switch by the doors.

7. Flooring Condition

Materials: The flooring in the home was a wood laminate style flooring.

Observations:
• The home had laminate type wood flooring with lifted areas in the Primary bedroom and the living room. The flooring made popping noises when stepped on and may have been installed too tight to the walls. See photos. Suggest repairs as needed by a flooring company.

Interior Areas Flooring Condition

Interior Areas Flooring Condition

8. Smoke / CO Detectors

Observations:
• The installed smoke and CO detectors were battery operated with NO connection to the home's electrical service. The alarms were tested and found to be functional at the time of the inspection.

Bathroom

Bathrooms can consist of bath tubs, Jacuzzi tubs, showers, toilets, and bidets. Due of all the plumbing involved, it is an important area of the home to look over. Moisture in the air and water leaks can cause mildew, and wallpaper and paint to peel. Other problems such as mold and wood damage may also occur if moisture problems are not corrected. The inspector will identify as many issues as possible, but some problems maybe undetectable, due to problems within the walls or under the flooring. Not all damages or problems are visible to the inspector. The Inspector can only document what is seen during the inspection and will not guess as to what maybe discovered in the future.

1. Bathroom Cabinets

Observations:
• The bathroom cabinets appeared functional and in satisfactory condition at time of inspection.

2. Bathroom Counters

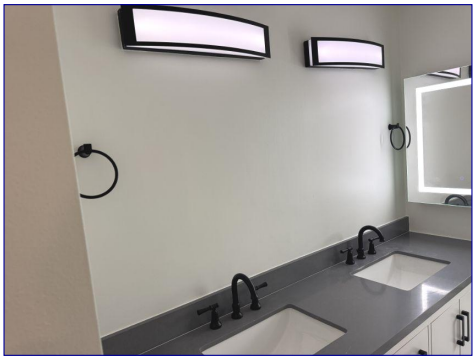
Observations:
• The bathroom counters appeared functional at time of inspection.

3. Bathroom Exhaust Fan

Observations:
• The bathroom exhaust fans were tested using the wall switch and found to be functional at time of inspection.

4. Bathroom Mirrors

Observations:
• The bathrooms were missing the installed bathroom mirrors at the backs of the sinks. See photos. Suggest repairs as needed.



Bathroom Bathroom Mirrors

Bathroom Bathroom Mirrors

5. Bathroom Plumbing

Observations:
• The bathroom plumbing had no observed leaks and appeared functional at time of inspection. All drains are inspected visually and tested by running the faucet water for several minutes and then running a hand under the pipes and tapping on them to look for possible moisture.

6. Bathroom Sinks

Observations:
• The bathroom sinks were in good condition and were functional at the time of the inspection.

7. Toilets

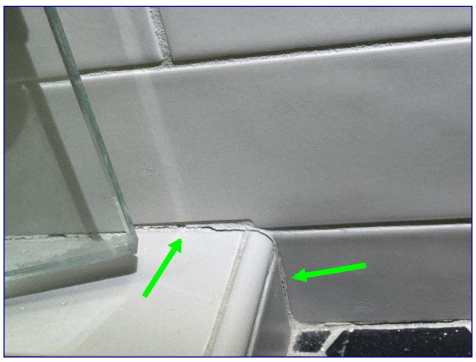
Observations:
• The toilets were found to be functional at the time of the inspection.

8. Bathtub / Shower Condition

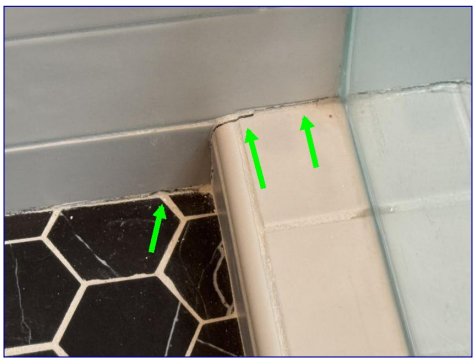
Materials: The home had an installed showers and no bathtub.

Materials: The shower walls where constructed of tile.

Observations:
• **Shower floor pan and wall tile gaps:** The Primary bathroom tiled shower had open gaps along the floor pan and the walls of the shower. The open gaps in the grouted seams will allow moisture to enter the walls of the shower. See photos. Suggest repairs as needed.



Shower floor pan and wall tile gaps: The Primary bathroom tiled shower had open gaps along the floor pan and the walls of the shower. The open gaps in the grouted seams will allow moisture to enter the walls of the shower. See photos. Suggest repairs as needed.



Shower floor pan and wall tile gaps: The Primary bathroom tiled shower had open gaps along the floor pan and the walls of the shower. The open gaps in the grouted seams will allow moisture to enter the walls of the shower. See photos. Suggest repairs as needed.

9. Bathroom Faucet Condition

Observations:
• The bathroom faucets were all found to be functional at time of inspection and no leaks were noted.

10. Bathroom Lighting & Warming Racks Condition

Observations:
• The lights in the bathrooms were all found to be functional when tested at the time of inspection.

Kitchen

Appliances: An inspection does not include the identification of, or research for, appliances and other items that may have been recalled or have had a consumer safety alert issued about it. Any comments made in the report are regarding well known notices and are provided as a courtesy only. Product recalls and consumer product safety alerts are added almost daily by the Consumer Product Safety Commission. You can visit the following Internet site if recalls are a concern to you: http://www.cpsc.gov.

1. Kitchen Cabinets

Observations:
• The kitchen cabinets appeared to be in functional condition at time of inspection.

2. Kitchen Counters

Observations:
• The kitchen counters were made of a hard material and appeared to be functional at time of inspection.

3. Kitchen Lighting

Observations:
• Ceiling light fixtures were installed in kitchen ceiling. The lights all appeared to be functional and operated by using a wall switch by the doors.

4. Kitchen Sink Plumbing

Observations:
• The kitchen plumbing under the sink (s) had no observed leaks and appeared functional at time of inspection. All drains are inspected visually and tested by running the faucet water for several minutes and then running a hand under the pipes and tapping on them to look for possible moisture.

• The home had a drinking water filtering system installed under the kitchen sink. See photo. Suggest consulting seller for proper care and maintenance for the filter system.

The home had a drinking water filtering system installed under the kitchen sink. See photo. Suggest consulting seller for proper care and maintenance for the filter system.

5. Dishwasher

Observations:
• The dishwasher was turned on and tested by running for a short wash cycle and tested with an infrared thermometer, which shows the heated water inside the dishwasher. The photo serves to show the dishwasher was found to be functional when tested at the time of the inspection. The inspection of the appliance was not intended to cover the cleanliness of the appliance, only the functionality of it. The home inspector provides no warranty nor has an obligation to replace or repair items damaged or found to be nonfunctional at a later date. The information provided is what was observed at the time of the inspection and does not reflect future conditions. It is recommended that you purchase your own home warranty for all appliances.

Kitchen dishwasher manufacturer information.

Kitchen dishwasher manufacturer information.

The dishwasher was turned on and tested by running for a short wash cycle and tested with an infrared thermometer, which shows the heated water inside the dishwasher. The photo serves to show the dishwasher was found to be functional when tested at the time of the inspection.

6. Garbage Disposal

Observations:
• The garbage disposal was operated and it appeared to be functional at time of inspection. The home inspector provides no warranty nor has an obligation to replace or repair items damaged or found to be nonfunctional at a later date. The information provided is what was observed at the time of the inspection and does not reflect future conditions. It is recommended that you purchase your own home warranty for all appliances.

7. Microwave

Observations:
• The microwave was found to be functional at the time of the inspection by placing a small cup of water inside and heating it for 40 seconds. The inspection of the appliance was not intended to cover the cleanliness of the appliance, only the functionality of it. See photo. The home inspector provides no warranty nor has an obligation to replace or repair items damaged or found to be nonfunctional at a later date. The information provided is what was observed at the time of the inspection and does not reflect future conditions. It is recommended that you purchase your own home warranty for all appliances.

Microwave manufacturer information.

Microwave manufacturer information.

The microwave was found to be functional at the time of the inspection by placing a small cup of water inside and heating it for 40 seconds. See photo.

8. Oven & Range

Observations:

• The kitchen gas oven was tested using installed controls and it functioned normally at the time of the inspection and verified with an infrared thermometer. The inspection of the appliance was not intended to cover the cleanliness of the appliance, only the functionality of it. See photos. The home inspector provides no warranty nor has an obligation to replace or repair items damaged or found to be nonfunctional at a later date. The information provided is what was observed at the time of the inspection and does not reflect future conditions. It is recommended that you purchase your own home warranty for all appliances.

Oven manufacturer information.

The kitchen gas oven was tested using the installed controls and it functioned normally at the time of the inspection. Verified with an infrared thermometer. See photo.

Oven manufacturer information.

The kitchen gas oven was tested using the installed controls and it functioned normally at the time of the inspection. Verified with an infrared thermometer. See photo.

9. Oven Exhaust Vent

Materials: The oven hood exhaust vent was vented to the exterior of the home.

Observations:
• The oven heat exhaust system appeared to be functional at time of inspection. The home inspector provides no warranty nor has an obligation to replace or repair items damaged or found to be nonfunctional at a later date. The inspection of the appliance was not intended to cover the cleanliness of the appliance, only the functionality of it. The information provided is what was observed at the time of the inspection and does not reflect future conditions. It is recommended that you purchase your own home warranty for all appliances.

The kitchen exhaust system over the oven was found to be functional at time of inspection.

10. Kitchen Sink(s)

Observations:
• The kitchen sink appeared to be functional at time of inspection.

11. Kitchen Faucet Condition

Observations:
• The kitchen sink faucet was found to be functional at time of inspection and no leaks were noted.

12. Refrigerator

Observations:
• The refrigerator was tested with an infrared thermal meter showing a normal temperature and found to be functional at time of inspection. The inspection of the appliance was not intended to cover the cleanliness of the appliance, only the functionality of it. See photos. The home inspector provides no warranty nor has an obligation to replace or repair items damaged or found to be nonfunctional at a later date. The information provided is what was observed at the time of the inspection and does not reflect future conditions. It is recommended that you purchase your own home warranty for all appliances.

• Seller: The refrigerator had a water dispensing and ice making system installed, but were turned off at the time of the inspection. Suggest commenting on the functionality of the refrigerator's water and ice maker and dispensing systems.

Refrigerator name and model information.

The refrigerator was tested with an infrared thermal meter showing a normal temperature and found to be functional at time of inspection. See photo.

Refrigerator name and model information.

Seller: The refrigerator had a water dispensing and ice making system installed, but were turned off at the time of the inspection. Suggest commenting on the functionality of the refrigerator's water and ice maker and dispensing systems.

The refrigerator was tested with an infrared thermal meter showing a normal temperature and found to be functional at time of inspection. See photo.

Seller: The refrigerator had a water dispensing and ice making system installed, but were turned off at the time of the inspection. Suggest commenting on the functionality of the refrigerator's water and ice maker and dispensing systems.

Laundry

1. Laundry Room Location

Locations: The laundry room was located in the bedroom hallway.

2. Dryer Gas Valves / 240 Volt Receptacle

Observations:
• The gas valve to the clothes dryer was found to be functional at time of inspection.

3. Laundry Room Plumbing

Observations:
• The laundry room sewer drain for the clothes washer was tested for functionality by running water into the drain for several minutes to ensure it drained properly at the time of the inspection.

4. Dryer Exhaust Vent

Observations:
• The dryer heat exhaust vent through the wall appeared to be functional at time of inspection.

5. Washer & Dryer

Observations:
• The laundry washing machine and clothes dryer were tested using the control boards and were functional at the time of the inspection. The home inspector provides no warranty nor has an obligation to replace or repair items damaged or found to be nonfunctional at a later date. The information provided is what was observed at the time of the inspection and does not reflect future conditions. It is recommended that you purchase your own home warranty for all appliances.

• **Missing catch pan:** The indoor clothes washer had no catch pan installed to prevent water damaged to the home in the event of a leak. Suggest installing a catch pan with a drain to the exterior of the home.

Clothes washer and dryer info.

Clothes washer and dryer info.

Missing catch pan: The indoor clothes washer had no catch pan installed to prevent water damaged to the home in the event of a leak. Suggest installing a catch pan with a drain to the exterior of the home.

The laundry dryer was operated using the normal controls and found to be function with an infrared thermal meter at the time of the inspection. See photo.

Fireplace

1. Fireplace Location & Type of Construction

Observations:
• The fireplace was constructed of brick and was located in the living room.

2. Fireplace Lintel, Damper, Firebox

Materials: The Lintel is an inner part of the fireplace that hold up the bricks at the opening of the firebox. The Lintel was found to be in functional condition at the time of inspection.

Materials: The fireplace had an installed flue damper.

Observations:
• The damper and firebox all appeared to be functional at the time of the inspection.

Fireplace Fireplace Lintel, Damper, Firebox

3. Fireplace Hearth Condition

Materials: No installed hearth for fire protection.

Materials: The fireplace had no hearth installed, at the time of the inspection with a gas log system installed.

Observations:
• **Gas log with no hearth: The fireplace was missing an installed non-flammable hearth at the front of the firebox, but it did have a functional gas log setup installed, so a protective hearth was not required only suggested. See photo.**

Gas log with no hearth: The fireplace was missing an installed non-flammable hearth at the front of the firebox, but it did have a functional gas log setup installed, so a protective hearth was not required only suggested. See photo.

4. Fireplace Gas Valve

Observations:

• **Remote operated fire logs:** The fireplace had a gas log system installed that operates with a remote. The system would not light at the time of the inspection. Suggest repairs as needed.

Remote operated fire logs: The fireplace had a gas log system installed that operates with a remote. The system would not light at the time of the inspection. Suggest repairs as needed.

5. Chimney Condition

Observations:

• I did not observe any function concerns at time of inspection with the exterior chimney.

6. Fireplace Flue Condition

Observations:

• **The fireplace flue was not fully visible during this inspection, due to the angle of the upper firebox throat and the height of chimney and flue. Suggest having the fireplace maintenance company check the flue with a camera for possible damage prior to use. Gas fire logs are safe to use, but avoid burning real wood until checked for damage.**

7. Chimney Spark Arrestor / Rain Cap Condition

Observations:

• The chimney had a rain cap with a metal screen installed, which appeared to be functional at time of inspection.

Central Heating / Cooling Systems

1. Forced Air System Condition

Materials: The furnace was located in the bedroom hallway closet. Brand: York Age: 2017

Materials: Gas fired forced hot air system.

Observations:
• The furnace was operated using the wall thermostat. The furnace was run for ten minutes and the air was tested with an infrared thermal meter before and after running the system, showing a temperature change of more than ten degrees at the registers. The test shows the gas furnace was functional at time of inspection. See photos. The home inspector provides no warranty nor has an obligation to replace or repair items damaged or found to be nonfunctional at a later date. The information provided is what was observed at the time of the inspection and does not reflect future conditions. It is recommended that you purchase your own home warranty for all appliances.

Central Heating / Cooling Systems Forced Air System Condition

Furnace manufacturer information.

Furnace manufacturer information.

Central Heating / Cooling Systems Forced Air System Condition

2. Furnace Enclosure Condition

Observations:
• The furnace enclosure appeared functional at time of inspection.

3. Heater Exhaust Pipe Condition

Observations:
• The furnace exhaust pipe appeared functional at time of inspection.

4. Furnace Gas Flex Line & Valve Condition

Observations:

• **Missing sediment trap:** There should be an installed sediment trap at the CSST flex line connection, between the gas shutoff valve and the furnace. See photo. Suggest repairs by a qualified HVAC company.

Missing sediment trap: There should be an installed sediment trap at the CSST flex line connection, between the gas shutoff valve and the furnace. See photo. Suggest repairs by a qualified HVAC company.

5. Heater Combustion Chamber Condition

Observations:

• The combustion chamber appeared functional at the time of inspection.

6. Fresh Air Intake Condition

Observations:

• The return air supply system appears to be functional.

7. Registers

Observations:

• The home has installed air vent "registers" that disburse the forced air from the furnace or AC system into each room of the home. All the registers appeared to be functional at the time of the inspection.

8. Furnace Filter Condition

Location: The furnace air filter location was inside the lower area of the furnace. The front furnace panel has to be opened to gain access.

Observations:

• The forced air filter appeared functional at time of inspection.

The furnace air filter was located inside the lower area of the furnace. The front furnace panel has to be opened to gain access.

9. Thermostat

Observations:
• The furnace wall thermostat was located on the wall of the living room area and was functional at time of inspection when tested.

The furnace wall thermostat was located on the wall of the living room.

10. Duct Work Condition

Observations:
• **Hidden Air Ducts:** The furnace air ducts were inside the condo walls and ceiling areas and hidden from view and/or inspection.

Water Heater

Water Heater Maintenance

Water Heaters

Water heaters on average only last about twelve (12) years before they begin to fail and need to be replaced. It is helpful to conduct yearly maintenance on the water heaters to improve their longevity. Inspect the water heater tank and water lines for leaks and make repairs as needed. The repeated heating of the water in the tank causes sediment to build up inside the tanks, which will result in a tank failure as it gets older. To prevent the sediment build up, drain and flush tank once a year (very important for gas water heaters).

Tankless Water Heaters

Tankless water heaters have copper heating coils that develop a large build up of calcium on the inner walls, which restricts the flow of hot water through the coils over time. To prevent this from occurring, tankless water heaters require yearly maintenance to clean out the hard water scaling from the inner copper heating coils. Contact a certified plumber for cleaning options and recommendations.

1. Water Heater Condition

Heater Type: The water heater for the home was controlled by the HOA.

Location: The water heater for the home was controlled by the HOA.

Observations:
• The functionality of the water heater was tested using an infrared thermal tester on the running hot water at the kitchen sink to confirm the water heater was functional at the time of the inspection. See photo. The home inspector provides no warranty nor has an obligation to replace or repair items damaged or found to be nonfunctional at a later date. The information provided is what was observed at the time of the inspection and does not reflect future conditions. It is recommended that you purchase your own home warranty for all appliances.

The functionality of the water heater was tested using an infrared thermal tester on the running hot water at the kitchen sink to confirm the water heater was functional at the time of the inspection. See photo.

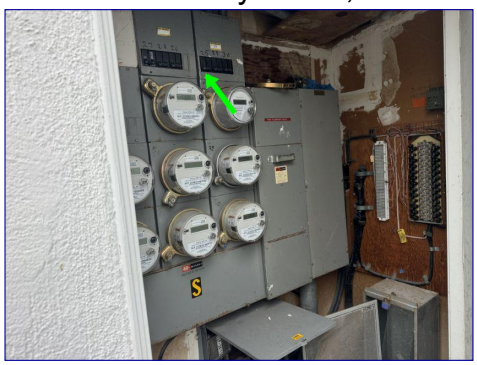
Electrical Service Main

1. Electrical Panel & Breakers Condition

Location: The Main Electrical Panel for the home was located on the West side of the house

Location: There was an electrical sub panel located on the kitchen wall.

Observations:
• The main electrical panel appeared to be functional at the time of the inspection and owned and controlled by the HOA.
• The sub electrical panel appeared to be functional at the time of the inspection and was manufactured by Eaton, which was not a known panel to have been recalled.



The installed breakers in the main electrical panel were all functional at the time of the inspection.

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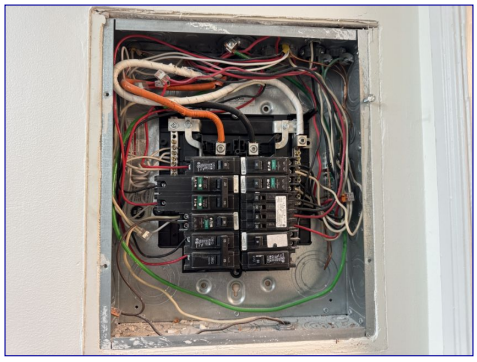
The sub electrical panel appeared to be functional at the time of the inspection.



The sub electrical panel appeared to be functional at the time of the inspection.

2. Main AMP Breaker

Observations:
• The electrical service main was a maximum of 100 AMP's.

The home had a 100 AMP electrical service installed.

3. Tripped Breakers

Observations:
• There were no breakers tripped or off at the time of the inspection.

4. Electrical Wire Feeds Condition

Observations:
• The home's main electrical power feed lines are underground and not visible.

5. Electrical Outlets and Switches

Observations:
• I did not observe any electrical system safety or function concerns at time of inspection.

6. GFCI & AFCI Outlets

Observations:
• The GFCI outlets were found to be functional in all the required areas of the home at time of inspection.

7. Branch Wire Condition

Materials: The home had modern 14 & 12 gauge copper MN (Non-Metallic) wiring was installed in the home with insulated sheathing.

Observations:
• The observed and testable installed electrical branch wiring was found to be functional at the time of the inspection.

8. Grounding Condition

Materials: The grounding was found to be functional when tested at time of inspection.

Observations:
• The grounding in the home was found to be functional at time of inspection.

Roof Condition

1. Roof Condition

Materials: The slope of the roof is 4/12 pitch. It drops four inches for every twelve inches.

Materials: The home had a Spanish style clay tile roof.

Observations:
• The roof of the home is controlled by the HOA. The homeowner has no direct control and should contact the HOA for any concerns.

2. Roof Eaves & Fascia

Observations:
• The roof eaves and fascia boards appeared to be functional at the time of the inspection.

Exterior Areas

Cracks: Minor settlement or “hairline” cracks in driveways, sidewalks, or even foundations are normal to properties of any age. This is also true for stucco walls. They should, however, be monitored for expansion and sealed as necessary. Medium to large cracks are signs of a more serious problem and should be examined by a Home Inspector or structural engineer. Large cracks, especially uneven stepped cracks are signs of active movement and should be investigated to determine the cause. Once a cause is determined it should be referred to a structural engineer and certified contractor for repairs.
Exterior Walls: Note that any siding, but especially composition or hardboard siding must be closely monitored. Even modern composition siding, and especially, wood trim, is particularly vulnerable to moisture damage. All seams should be sealed and painted periodically (especially the lower courses at ground level). It is imperative that continued moisture be kept from entering walls, especially from sprinklers, rain splash back, or wet grass. Swelling from moisture and deterioration may otherwise result. Wood siding should never touch the ground. Any wood on or near the ground should be treated to protect it from moisture and/or bug intrusion.

1. Exterior Doors

Observations:
• The exterior doors appeared to be functional and in satisfactory condition at time of inspection.

2. Siding Condition

Materials: The home's exterior walls were constructed of a wood frame and covered with a thick stucco finish.

Observations:
• The exterior walls of the home had no observed damaged and appeared to be function concerns at time of inspection.

3. Window Condition

Materials: The home had dual pane vinyl framed windows installed.

Observations:
• The installed windows were inspected and found to be functional with no observe defects at time of inspection.

4. Exterior Lighting

Observations:
• The lighting installed on the exterior walls of the home was fount to be functional at time of inspection.

5. Exterior Electrical Receptacles and GFCI

Observations:
• The exterior back patio electrical outlet on the wall had a loose cover plate with an open gap. See photo. Suggest repairs as needed.

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6. Patio Decking Type & Condition

Observations:
• The patio decking appeared in satisfactory and functional condition with normal wear for its age at the time of the inspection.

7. Patio Enclosure / Patio Cover Condition

Observations:
• There was no patio enclosure or cover installed on the home's patio area.

8. Exterior Faucet Condition

Location: There was a water faucet on the East side of house.

Observations:
• The exterior water faucets were tested and appeared to be functional at the time of inspection.

9. Porch Condition

Observations:
• I did not observe any safety concerns with the porch at time of inspection.

Foundation

1. Foundation Damage

Observations:

• The visible areas of the home's foundation appeared functional at time of inspection. Not all areas of the home's foundation were visible to the inspector, due to floor coverings, walls, furniture, etc. There were no observed large gaps or step cracks observed, and no abnormal slopes in the slab. Small hairline cracks in concrete slabs are normal. If concerned, or further foundation inspections are desired, suggest you consult a foundation contractor.

Potable Water Supply & Sewer System

1. Potable Water Pipe Condition

Materials: The home's fresh water piping was constructed of copper metal piping with soldered joints.

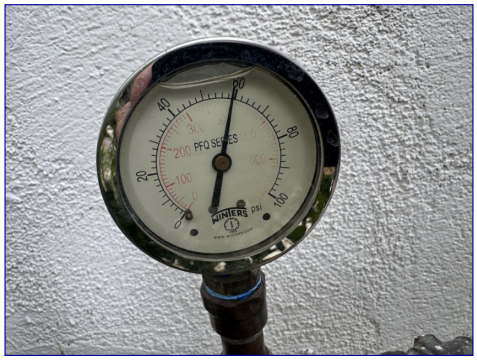
Materials: Local utility supplied water.

Observations:
• The home's fresh water shutoff valve was controlled by the HOA. Consult the HOA for water shutoff needs.

The potable water shutoff valve for the home was controlled by the HOA. Suggest you contact the HOA for questioned as needed.

2. Water Pressure

Observations:
• The home's water pressure was tested and found to be 60 PSI at time of inspection. Recommend is 40 to 80 PSI to avoid unnecessary stress on the pipes and faucets to prevent leaks.



The home's water pressure was found to be 60 PSI when tested at the time of the inspection.

3. Pressure Regulator

Observations:
• The water pressure for the home was found to be within a reasonable range (40 to 80 PSI) at the time of inspection.

4. Sewer Pipes Condition

Materials: The home had Acrylonitrile Butadiene Styrene (ABS) black piping installed for sewer connections. The home may also have cast iron metal pipes in the walls to limit noise, which is usually not visible in new homes.

Observations:
• The sewer piping for the home was found to be functional at time of inspection, based on water flow and no observed leaks at the visible areas of the home.

Gas Source & Type

1. Gas Shut Off Valve

Materials: The natural gas meter and shutoff valve were located on the North side of the home.

Observations:
• The natural gas utility meter and shutoff valve appeared functional at the time of inspection.

The natural gas utility meter and shutoff valve.

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2. Seismic Gas Shutoff Valve

Observations:

• NO Seismic Gas Shutoff Valve installed: The home had no automatic natural gas shutoff valve installed at the time of the inspection. These are NOT required on all homes. If one is desired or required by your local municipality (All cities and county's have different requirements), suggest contacting qualified plumbing company to request the installation of a seismic sensing actuating valve on the gas meter, which is designed to automatically shutoff the gas flow in the event of a severe seismic disturbance (Earthquake). If required to be on the home, it would normally already be installed.