



**STEADFAST**  
HOME INSPECTION

# HOME INSPECTION REPORT



**123 Somewhere Street**  
**Somewhere, CA 93000**

Prepared for:  
Jack & Jill Homebuyer



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## Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection.

Acceptable	Functional with no observed signs of defect.
Defective	Item is not functioning as intended and/or needs repair.
Marginal	Item is either in a state of reduced functionality or near the end of its intended life.
Health/Safety	Item represents a possible health or safety concern.
Not Inspected	Item was unable to be inspected for reason noted in report.

## General Information

### Property Information

**Property Address:** 123 Somewhere Street  
**City:** Somewhere **State:** CA **Zip:** 93000  
**Agent Name:** Ronnie Realtor

### Client Information

**Client Name:** Jack & Jill Homebuyer

### Inspection Company

**Inspector Name:** Kyle Gates  
**Company Name:** Steadfast Home Inspection, LLC  
**Inspector Phone:** 805-295-8009  
**Inspector Email:** kyle@steadfasthomeinspection.com

### Conditions

**Others Present:** None **Property Status:** Occupied  
**Estimated Age:** 1964 **Entrance Faces:** West  
**Inspection Date:** 1/1/2017  
**Electric On:** Yes  
**Gas On:** Yes  
**Water On:** Yes  
**Weather:** Sunny **Soil Conditions:** Dry  
**Building Type:** Single Family **Garage:** Attached, 2-car  
**Space Below Grade:** None  
**Sewage Disposal:** City **How Verified:** Visual Inspection  
**Water Source:** City **How Verified:** Visual Inspection



## Bedroom(s)

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection.

- Acceptable Functional with no observed signs of defect.
- Defective Item is not functioning as intended and/or needs repair.
- Marginal Item is either in a state of reduced functionality or near the end of its intended life.
- Health/Safety Item represents a possible health or safety concern.
- Not Inspected Item was unable to be inspected for reason noted in report.

### Master Bedroom Bedroom

- 1. Marginal **Walls:** Drywall / sheetrock - *A few small cracks were found, but they appear to be typical and not indicative of a larger problem.*



- 2. Acceptable **Ceiling:** Drywall / sheetrock
- 3. Acceptable **Floor:** Carpet
- 4. Acceptable **Doors:** Hollow wood
- 5. Acceptable **Windows:** Aluminum slider, Dual paned
- 6. Health/Safety **Electrical:** 120VAC - *Open grounds noted at 3-pronged outlets. This represents a safety hazard and may result in damage to equipment. Recommend further evaluation by a qualified electrician.*



- 7. Acceptable **Closet:** Single, Sliding doors
- 8. Acceptable **HVAC Source:** Heating system register
- 9. Acceptable **Smoke Detector:** Battery-operated





## Electrical

Inspection of electrical components is limited to those that are readily accessible and using normal operating controls. Wiring in walls is beyond the scope of this inspection.

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1. Service Size Amps: 100 Volts: 120/240 VAC
2. Acceptable Service: Copper
3. Acceptable 120 VAC Branch Circuits: Copper
4. Acceptable 240 VAC Branch Circuits: Copper
5. Acceptable Aluminum Wiring: None observed
6. Acceptable Conductor Type: Non-metallic sheathed cable (Romex)
7. Acceptable Ground: Plumbing ground
8. Acceptable Smoke Detectors: 4 of 4 recommended
9. Acceptable CO Detectors: 1 of 1 recommended
10. Not Inspected Alarm System: The Alarm System was not inspected. Each system operates differently and testing may cause the alarm to be set off. For more information about the alarm system, it is recommended that you contact the manufacturer or provider directly.

### Exterior Wall Electric Panel

11. Health/Safety Manufacturer: Zinsco - The panel is a Zinsco brand panel, which is well documented to have a high rate of failure and is a fire hazard. Further evaluation by a qualified electrician is recommended. For more information on these panels, type "Zinsco panel" into any search engine.



12. Acceptable Main Breaker Size: 100 Amps
13. Acceptable Breakers: Copper
14. Acceptable GFCI: At GFCI receptacles only
15. Is the panel bonded? Yes



## Heating System

It is always recommended that the homeowner follow the manufacturer's recommendations regarding filter replacement and system maintenance. Most manufacturers recommend annual maintenance of heating systems by qualified HVAC contractor and monthly replacement of any disposable filters.

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### Hall closet Heating System

1. Defective **Heating System Operation:** Functional at the time of inspection - Though functional, this unit is past the expected service life of 20 years. Recommend further evaluation by a qualified HVAC contractor.
2. **Manufacturer:** Rheem
3. **Model Number:** RGDG-07NAUER **Serial Number:** CY5D302-F1094-4076
4. **Type:** Forced air **Capacity:** 75,000 BTU
5. **Area Served:** Whole house **Approximate Age:** 1992
6. **Fuel Type:** Natural gas
7. Acceptable **Heat Exchanger:** 3 Burner
8. **Unable to Inspect:** 0%
9. Acceptable **Blower Fan/Filter:** Direct drive with disposable filter
10. Acceptable **Distribution:** Insulated flex duct
11. Acceptable **Draft Control:** Induced, Open Chamber
12. Acceptable **Flue Pipe:** Double wall
13. Acceptable **Controls:** Safety-shut off switch
14. Acceptable **Thermostats:** Single
15. **Suspected Asbestos:** No



## Defective Summary

Items in this Summary are not functioning as intended and/or need repair. This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

### Heating System

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1. **Hall closet Heating System Heating System Operation:** Functional at the time of inspection - Though functional, this unit is past the expected service life of 20 years. Recommend further evaluation by a qualified HVAC contractor.



## Marginal Summary

Items in this Summary are either in a state of reduced functionality or near the end of their intended life. This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

### Bedroom(s)

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1. Master Bedroom Bedroom Walls: Drywall / sheetrock - [A few small cracks were found, but they appear to be typical and not indicative of a larger problem.](#)





## Health/Safety Summary

Items in this Summary represent a possible health or safety concern. This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

### Bedroom(s)

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1. **Master Bedroom Bedroom Electrical:** 120VAC - Open grounds noted at 3-pronged outlets. This represents a safety hazard and may result in damage to equipment. Recommend further evaluation by a qualified electrician.

### Electrical

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2. **Exterior Wall Electric Panel Manufacturer:** Zinsco - The panel is a Zinsco brand panel, which is well documented to have a high rate of failure and is a fire hazard. Further evaluation by a qualified electrician is recommended. For more information on these panels, type "Zinsco panel" into any search engine.