



# KITCHENS & LAUNDRY

The inspection of refrigerators, stand alone freezers, built-in ice makers, and portable appliances including but not limited to microwaves and dishwashers are outside the scope of this inspection. No opinion is offered as to the adequacy of built-in dishwasher or microwave operation. Oven self-cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection, therefore the floor and walls under or behind these units are not inspected.

## KITCHEN & NOOK

**SINK(S):** Good condition. Stainless Steel.

**FAUCET(S):** Good to fair condition.  
One of the water supply lines under the sink is missing a shut-off handle. Recommend having this condition evaluated and corrected by the appropriate qualified trades person.



**GARBAGE DISPOSAL:** Good to Fair Condition.  
The switch for the garbage disposal unit is mounted low inside one of the under sink cabinets. This is a Potential Hazard as someone (a child) could turn this unit on when someone else is using the sink.



**RANGE/BURNERS:** None.  
Natural gas connection is present.  
The gas line present has a shut-off valve installed however there is NO cap on the end fitting of the gas line. A cap is recommended to prevent accidental gas leakage in the event the gas valve gets turned "on". Recommend having this condition evaluated and corrected by a licensed plumbing contractor.



**OVEN(S):** None.  
220 Volt outlet is provided. NO physical testing of this outlet was performed.

**EXHAUST FAN / RANGE** Good condition. The exhaust hood and fan are installed as a re-circulating type. This type



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### Property Condition Report for: 555 Anywhere Avenue, Santa Rosa CA

- HOOD:** of overhead system merely takes the air above your cooktop/range and re-circulates it into the room, it does not exhaust the air to the exterior of the dwelling. It is recommended to use a charcoal type filter with this style system to help remove more odors from the exhausted air.
- DISHWASHER:** Good to Fair Condition.  
This is an older appliance and may be at or near the end of its useful life.
- COUNTER SURFACES:** Good condition. Counters are Granite.
- CABINETS:** Good to Fair condition.  
One or more of the drawers are not functioning as designed. They are either not installed properly on the roller guides, or the guides are damaged or missing. Minor repairs or adjustments are needed.
- REFRIGERATOR:** None present.
- DOORS:** Good to Fair Condition.  
The deadbolt is missing components and does not function as designed. Recommend having this condition evaluated and corrected by the appropriate qualified trades person.



- SCREEN DOORS:** None installed.
- WINDOWS:** Good to Fair Condition. Aluminum, Sliding, Single Pane.
- SCREENS:** Good condition.
- WALLS:** Good to Fair condition. Painted and Painted wall coverings.  
Wallpaper is loose at some seams or borders.
- CEILINGS:** Good to Fair condition. Painted.
- FLOORS & FLOOR COVERINGS:** Fair condition. Square Vinyl flooring installed over other Vinyl flooring.  
Some squares are noted to be buckling, chipped, or loose. Recommend having this condition evaluated and corrected by the appropriate qualified trades person.
- GFCI OUTLET(S):** No Ground Fault Circuit Interrupter (GFCI) protected outlets are installed in this room. (See the "Switches & Outlets" section of the report for more details)

## LAUNDRY

- LOCATION:** Garage.
- HOOK-UPS:** Good condition.  
220 Volt outlet is provided. NO physical testing of this outlet was performed.  
No gas service viewed, although there is gas available nearby at the water heater.



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**DRYER VENTING:**

Dryer venting is provided. We recommend that you routinely check the airflow at the dryer venting as restriction or lint accumulation can be a fire hazard.



The dryer vent ends or is disconnected in the crawlspace and does not extend to the exterior of the structure. This not only allows excessive moisture to be exhausted under the structure, but the accumulation of lint is a Potential Fire Hazard. Recommend having this condition evaluated and corrected by the appropriate qualified trades person.

**SINKS:**

None installed.

**FAUCETS:**

Appear to be in Good condition however NO physical testing was performed of the washer water supply valves.

**COUNTER SURFACES:**

None installed.

**CABINETS:**

Good to Fair Condition.  
One or more cabinet doors do not close completely, or are hitting the opposing door and are in need of adjustment.

**ROOM VENTILATION:**

Good condition.

**WALLS:**

Fair condition. Painted.  
Evidence of a past moisture challenges is noted to the wall and flooring in the laundry areas. This area was dry at the inspection and appears to have been caused by a past moisture challenge. I am unable to determine the extent of this condition without destructive discovery. Beware that conditions may exist that extend into inaccessible areas. Destructive discovery is outside the scope of this limited visual inspection.

