



# BATHROOMS

Bathrooms are inspected in a cursory fashion. Each accessible fixture is operated to test its function and visually inspected to determine its current condition. Supply valve(s) for sinks and toilets are not turned. The devices will frequently leak after being moved if they have not been used or regularly maintained. Tub and sink overflows are not filled and tested as part of our inspection. Determining whether shower pans, tub/shower surrounds are water tight or have any rot or other damage is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Hairline cracks in tiles that are essentially cosmetic may not be reported. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance is always required whenever there is contact of water with various materials. We do not operate or inspect saunas, steam-shower equipment, water filtering systems or ancillary appliances. All areas under sinks may not be visible due to stored personal items at the time of inspection and should be checked at your walk-through before the close of escrow.

## BATHROOM #1

**LOCATION:** Master Suite.

**SINK(S):** Good to Fair Condition.  
Un-professional / handyman type drain line repairs are noted under this sink.  
Recommend consulting with a licensed plumber to make recommendations for replacement or repairs that are consistent with current industry standards.



The stopper handle/ or sink mechanism is noted to be missing.

**FAUCET(S):** Good to Fair Condition.

The faucet is noted to be loose at the connection to the countertop. Recommend having this condition evaluated and corrected by the appropriate qualified trades person.



**VANITY(S):** 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.

**COUNTERTOP(S):** Good condition. Counters are Cultured Marble (or equivalent).



## Residential Property Inspections

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

**TOILET(S):**

Good to Fair Condition. Toilet is a "Low-flow" type. This toilet uses less water per flush than older types.

The toilet in this bathroom is loose at the connection to the floor. There are no visible signs of leakage at this time however we recommend that the toilet hold down bolts be tightened or replaced before the wax ring deteriorates and leakage occurs. Recommend further evaluation and repair by a licensed plumbing contractor.



**SHOWER(S):**

Good condition.

**TUB/SHOWER SURROUND(S):**

Good condition.

**SHOWER DOOR/CURTAIN(S):**

No shower doors or curtain rod are currently installed. We recommend the installation of shower doors, a shower rod and curtain, or equivalent to prevent moisture from escaping the shower areas and creating moisture challenges outside of the surround.

**VENTILATION:**

Good.

There is no exhaust fan to vent the moist air typically generated in bathrooms. However, an operable window is present which is considered to provide adequate ventilation for this room.

**DOORS:**

The entry door is missing.

**WINDOWS:**

Good condition. Aluminum, Sliding, Single Pane.

**SCREENS:**

Good condition.

**WALLS:**

Good condition. Painted.

**CEILINGS:**

Good condition. Painted.

**FLOORS & FLOOR COVERINGS:**

Good to Fair Condition. Vinyl.

Minor blemishes were noted such as cuts, scrapes, tears, or burns.

**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)

## BATHROOM #2

**LOCATION:**

Hall.

**SINK(S):**

Good to Fair Condition.

The stopper handle/ or sink mechanism is noted to be missing.

**FAUCET(S):**

Good condition.

**VANITY(S):**

Good condition.



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Typical 'use' related wear is noted to the finish on the vanity surfaces.

#### COUNTERTOP(S):

Good condition. Counters are Corian (or equivalent).

#### TOILET(S):

Good to Fair Condition. Toilet is a "Low-flow" type. This toilet uses less water per flush than older types.

The toilet in this bathroom is loose at the connection to the floor. There are no visible signs of leakage at this time however we recommend that the toilet hold down bolts be tightened or replaced before the wax ring deteriorates and leakage occurs. Recommend further evaluation and repair by a licensed plumbing contractor.



#### TUB/WHIRLPOOL(S):

Good to Fair Condition.  
The tub overflow cover is missing. Also the drain hardware is missing.



#### SHOWER(S):

Good to Fair Condition.  
The shower head leaks at the connection to the shower arm.



#### TUB/SHOWER SURROUND(S):

Good to Fair Condition.



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

Minor caulking/grout deterioration was noted in one or more areas of the shower surround. Minor deterioration is indicated by voids or openings in the caulking or grout. This typically can be corrected by the application of caulking, grout, or equivalent to seal up any openings. Recommend having any voids in the shower surround sealed to prevent moisture entry.



**SHOWER DOOR/CURTAIN(S):**

No shower doors or curtain rod are currently installed. We recommend the installation of shower doors, a shower rod and curtain, or equivalent to prevent moisture from escaping the shower areas and creating moisture challenges outside of the surround.

**VENTILATION:**

Fair. Exhaust fan is installed and functioning properly. The exhaust fan makes non-typical noises during operation. These sounds may indicate that the fan is in need of cleaning and/or lubricating. These sounds may also indicate motor bearing issues and impending failure. Recommend having this condition evaluated and corrected by the appropriate qualified trades person.

**DOORS:**

Good condition.

**WALLS:**

Good to Fair condition. Painted. Minor blemishes are noted (nail holes, scrapes, etc.)

**CEILINGS:**

Good condition. Painted.

**FLOORS & FLOOR COVERINGS:**

Good to Fair Condition. Vinyl.

The caulk is missing or deteriorated adjacent to the tub/shower. This condition can allow moisture penetration and possible deterioration to the sub-floor or equivalent materials. Recommend the addition of the appropriate sealant at the connection between the floor and tub/shower base.

Evidence of a past or present moisture challenge is noted behind the toilet. There are moisture stains present. 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. 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)