

J Story Construction & Inspections
2645 Le Valley Rd
Lompoc,, CA 93436



2324 Timsbury Way
Santa Maria , Ca 93455

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Shirley Barajas

2324 Timsbury Way

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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

A	Acceptable	Functional with no obvious signs of defect.
NP	Not Present	Item not present or not found.
NI	Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
M	Marginal	Item is not fully functional and requires repair or servicing.
D	Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

General Information

Property Information

Property Address: 2324 Timsbury Way
City: Santa Maria State: Ca Zip: 93455

Client Information

Client Name: Shirley Barajas
Client Address:
City: State: Zip:
Phone: (805) 878-0353 Email: Barajas1001@gmail.com
Referrer Name: No Referrer

Inspection Company

Inspector Name Jason Story
Company Name J Story Construction & Inspections
Address: 2645 Le Valley Rd
City: Lompoc, State: CA Zip: 93436
Phone: (805)315-8175
Email: JStoryConstruction@outlook.com
Amount Due: 325 Amount Received: 0

Conditions

Others Present: Seller, Seller's Agent Property Occupied: Occupied
Estimated Age: Built in 2003 Entrance Faces: West
Inspection Date: 2025-09-22
Start Time: 3:30 PM End Time: 6:30 PM
Utilities On: ☒ Yes ☐ No ☐ Not Applicable
Temperature: 65
Weather: Partly cloudy Soil Conditions: Dry
Space Below Grade: None
Building Type: Townhouse Garage: Attached
Water Source: City How Verified: Visual Inspection

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General Information (Continued)

Sewage Disposal: City How Verified: Visual Inspection

Additions/Modifications: N/A

Permits Obtained: N/A How Verified: N/A

Lots and Grounds

General information and disclaimers.

Thank you for choosing us to assist you with your home inspection needs. Please be sure to read the entire report, the summary section of the report will outline any items of concern. We can only comment on items or issues as they appear at time of inspection. The purpose of this report is to bring attention to issues or concerns as we see them at time of inspection. It is always recommended to have any items or issues stated in the report addressed by licensed professionals. This is a visual inspection only. The inspector will inspect and operate appliances through the normal operating procedures, the inspector is not authorized to dismantle any appliances other than using the normal methods of access to enclosed areas. Appliances will not be move to gain access to areas behind the appliances during the inspection. The inspector will not physically probe any areas of the structure to locate hidden damage or deficiencies during the visual inspection.

Please understand that this inspection and or report are in no way a guarantee, warranty or insurance policy, covering any appliances, fixtures, deficiencies, damaged items, damaged materials, or improper use of materials or any other items visible or not. There is no guarantee, warranty, or insurance policy given by the inspector or inspection company covering any future or present deficiencies, damages, plumbing leaks, roof leaks, floods, fires, mold, asbestos, moisture intrusion, nonfunctioning electrical/plumbing or mechanical devices/motors, or any other items or building materials or structural members. This report is to be used only by the person whose name is on the report as ordered by or the inspector himself. If any other party is using this report in anyway whatsoever, this report is considered void.

It is always recommended to purchase a home warranty through an established warranty company. Your real estate agent should be able to recommend a reputable warranty company to assist you with that process.

The inspector and/or inspection company does not give estimates for repairs to be preformed on items stated in the report. Please keep in mind. It is always recommended to use licensed professionals for any of your repair/construction needs.

If you have any questions regarding the report or information in the report, please feel free to contact the inspector at (805) 315-8175. Thank you.

A NP NI M D

1. ☒ ☐ ☐ ☐ ☐ Driveway: Concrete
2. ☒ ☐ ☐ ☐ ☐ Walks: Concrete
3. ☐ ☒ ☐ ☐ ☐ Steps/Stoops: Not present
4. ☒ ☐ ☐ ☐ ☐ Porch: Concrete
5. ☒ ☐ ☐ ☐ ☐ Patio: Concrete
6. ☐ ☒ ☐ ☐ ☐ Deck: Not present
7. ☒ ☐ ☐ ☐ ☐ Balcony: Waterproof membrane
8. ☒ ☐ ☐ ☐ ☐ Grading: Flat
9. ☒ ☐ ☐ ☐ ☐ Swale: Adequate slope and depth for drainage
10. ☒ ☐ ☐ ☐ ☐ Vegetation: Shrubs
11. ☐ ☒ ☐ ☐ ☐ Window Wells: Not present
12. ☐ ☒ ☐ ☐ ☐ Retaining Walls: Not present
13. ☐ ☒ ☐ ☐ ☐ Basement Stairwell: Not present
14. ☐ ☒ ☐ ☐ ☐ Basement Stairwell Drain: Not present
15. ☐ ☒ ☐ ☐ ☐ Exterior Surface Drain: Not present

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Lots and Grounds (Continued)

16. ☒ ☐ ☐ ☐ ☐ Fences: Wood
17. ☐ ☒ ☐ ☐ ☐ Lawn Sprinklers: Not present

Exterior

A NP NI M D

Main Exterior Surface

1. ☒ ☐ ☐ ☐ ☐ Type: Stucco
2. ☒ ☐ ☐ ☐ ☐ Trim: Stucco
3. ☒ ☐ ☐ ☐ ☐ Fascia: Wood
4. ☒ ☐ ☐ ☐ ☐ Soffits: Stucco
5. ☒ ☐ ☐ ☐ ☐ Door Bell: Hard wired
6. ☒ ☐ ☐ ☐ ☐ Entry Doors: Wood
7. ☒ ☐ ☐ ☐ ☐ Patio Door: Vinyl sliding
8. ☒ ☐ ☐ ☐ ☐ Windows: Vinyl slider
9. ☒ ☐ ☐ ☐ ☐ Window Screens: Vinyl mesh
10. ☒ ☐ ☐ ☐ ☐ Exterior Lighting: Surface mount
11. ☒ ☐ ☐ ☐ ☐ Exterior Electric Outlets: 110 VAC GFCI
12. ☒ ☐ ☐ ☐ ☐ Hose Bibs: Gate
13. ☒ ☐ ☐ ☐ ☐ Gas Meter: Front of house
14. ☒ ☐ ☐ ☐ ☐ Main Gas Valve: Located at gas meter

Roof

Although not required to, we generally attempt to evaluate various roof coverings by walking on their surfaces. Certain roofing materials are prone to damage if walked on, such as tile roof coverings, for this reason, we indicate the method used to evaluate the roof structure. Every roof will wear differently relative to its age, number of layers, quality of materials, method of application, exposure to weather conditions, and the regularity of its maintenance. We can only offer an opinion of the general quality and condition to the roofing material. The inspector cannot, and does not offer an opinion or warranty as to whether the roof leaks, or may be subject to future leakage. The weatherproofing membrane beneath the roofing material is generally concealed, and cannot be examined without removing the roof materials. It is virtually impossible for anyone to detect a leak, except as it is occurring or by specific water testing, which are beyond the scope of our services. Even water stains on ceilings or on framing within attic spaces will not necessarily confirm a active leak without some corroborating evidence, and such evidence can sometimes be deliberately concealed. We evaluate every roof consistently, and may attempt to approximate its age, but we cannot predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the seller or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the seller about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from a established local roofing company. We do not inspect attached accessories, including, but not limited to solar systems, antennas, and lightning arrestors.

A NP NI M D

Main Roof Surface

1. Method of Inspection: Ladder at eaves, Ground level
2. ☒ ☐ ☐ ☐ ☐ Material: Cement tile
3. Type: Gable

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Roof (Continued)

4. Approximate Age: Original
5. ☒ ☐ ☐ ☐ ☐ Flashing: Galvanized
6. ☒ ☐ ☐ ☐ ☐ Valleys: Preformed metal
7. ☒ ☐ ☐ ☐ ☐ Plumbing Vents: ABS
8. ☒ ☐ ☐ ☐ ☐ Electrical Mast: Underground utilities
9. ☒ ☐ ☐ ☐ ☐ Gutters: Aluminum
10. ☒ ☐ ☐ ☐ ☐ Downspouts: Aluminum
- Southeast Chimney _____
11. ☒ ☐ ☐ ☐ ☐ Chimney: Metal pipe
12. ☒ ☐ ☐ ☐ ☐ Flue/Flue Cap: Metal
13. ☒ ☐ ☐ ☐ ☐ Chimney Flashing: Galvanized

Garage/Carport

A NP NI M D

Attached Garage _____

1. Type of Structure: Attached Car Spaces: 2
2. ☒ ☐ ☐ ☐ ☐ Garage Doors: Metal
3. ☒ ☐ ☐ ☐ ☐ Door Operation: Mechanized
4. ☒ ☐ ☐ ☐ ☐ Door Opener: Lift Master
5. ☒ ☐ ☐ ☐ ☐ Exterior Surface: Stucco
6. ☒ ☐ ☐ ☐ ☐ Roof: Living space
7. ☒ ☐ ☐ ☐ ☐ Roof Structure: Living space
8. ☒ ☐ ☐ ☐ ☒ Service Doors: Wood - A magnetic doorstop was noted to be used at the garage service door, this is considered a fire rated door that should close on its own to maintain fire separation from garage and residence. Removing the magnetic doorstop is recommended.



9. ☐ ☐ ☐ ☒ ☒ Ceiling: Drywalled - Voids noted in the ceiling fire wall. The void has been covered with a piece of plywood that does not meet firewall requirements. Repairs recommended.

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Garage/Carport (Continued)

Ceiling: (continued)



10. ☐☐☐☒☒ Walls: Drywalled - Voids noted in the garage firewall over the water heater. These areas/voids should be repaired using a approved method.



11. ☒☐☐☐☐ Floor/Foundation: Poured concrete
12. ☒☐☐☐☐ Hose Bibs: Gate
13. ☒☐☐☐☐ Electrical: 110 VAC GFCI
14. ☒☐☐☐☐ Windows: Vinyl slider
15. ☒☐☐☐☐ Gutters: Aluminum
16. ☒☐☐☐☐ Downspouts: Aluminum

Electrical

A NPNI M D

1. Service Size Amps: 200 Volts: 110-240 VAC
2. ☒☐☐☐☐ Service: Copper
3. ☒☐☐☐☐ 120 VAC Branch Circuits: Copper
4. ☒☐☐☐☐ 240 VAC Branch Circuits: Copper
5. ☐☒☐☐☐ Aluminum Wiring: Not present
6. ☒☐☐☐☐ Conductor Type: Romex
7. ☒☐☐☐☐ Ground: Rod in ground only
8. ☒☐☐☐☐ Smoke Detectors: Present
9. ☒☐☐☐☐ Carbon Monoxide Detectors: Present

Front of house Electric Panel _____

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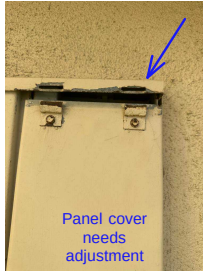
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Electrical (Continued)

10. ☒☐☐☒☐ Manufacturer: Murray - The electrical panel cover was noted to be loose and falls off when opening. It is recommended to have the cover latching mechanisms adjusted as needed.



11. Maximum Capacity: 100 Amps
12. ☒☐☐☐☐ Main Breaker Size: 200 Amps
13. ☒☐☐☐☐ Breakers: Copper
14. ☐☒☐☐☐ Fuses: Not present
15. ☒☐☐☐☐ AFCI: 110 volt
16. ☒☐☐☐☐ GFCI: Kitchen and bathrooms
17. Is the panel bonded? ☒ Yes ☐ No

Structure

All structures depend on the soil beneath them for support, but all soils are not uniform. Some soils appear to be firm and solid, but can become unstable during seismic activity, or may expand with the influx of water moving structures with relative ease, and fracturing slabs and other hard surfaces. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, minor cracks and deteriorated surfaces are common in many foundations. Most of these cracks are minor and do not represent any structural problems. If major cracks or evidence of movement are present, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the curing process. In some instances floor coverings prevent recognition of cracks or conditions of the slab concrete or subfloor underneath, and cannot be determined at time of inspection. Hidden deficiencies cannot be judged on as part of this inspection. We will certainly alert you to any suspicious cracks, if they are clearly visible. However, we may not always recommend that you consult with a foundation contractor, instructional engineer, or geologist, but this should not deter you from seeking the opinion of any such expert. We also recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs that may of been made in the past to the property. While the inspector makes every effort to find all areas of concern, items may go unnoticed at time of inspection due to obstructions or accessibility. During the course of the inspection, the inspector does not enter any area or perform any procedure that may likely damage the property or its components or any persons.

A NPNI M D

1. ☒☐☐☐☐ Structure Type: Wood frame
2. ☒☐☐☐☐ Foundation: Concrete slab
3. ☒☐☐☐☐ Differential Movement: No movement or displacement noted
4. ☒☐☐☐☐ Beams: Solid wood
5. ☒☐☐☐☐ Bearing Walls: Wood framed
6. ☒☐☐☐☐ Joists/Trusses: 2X4, 2x12
7. ☒☐☐☐☐ Piers/Posts: Not present

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Structure (Continued)

- 8. ☒ ☐ ☐ ☐ ☐ Floor/Slab: Concrete slab
- 9. ☒ ☐ ☐ ☒ ☐ Stairs/Handrails: Wood stairs with wood handrails
- 10. ☒ ☐ ☐ ☐ ☐ Subfloor: Plywood

Attic

Some portions of the attic may not have been fully inspected due to accessibility or visibility. We do not move, lift or disturb insulation during the course of our inspection. Some items like deficiencies or evidence of rodent/insect activity may be concealed and go unnoticed due to accessibility or visibility at time of inspection. It is always recommended to refer to your pest inspection field report for details and recommendations regarding any infestation That may be present in the attic space.

A NPNI M D

Main Attic

- 1. Method of Inspection: In the attic
- 2. ☒ ☐ ☐ ☐ ☐ Roof Framing: 2x4 Truss
- 3. ☒ ☐ ☐ ☐ ☐ Sheathing: Plywood
- 4. ☒ ☐ ☐ ☐ ☐ Ventilation: Roof and soffit vents
- 5. ☒ ☐ ☐ ☐ ☐ Insulation: Batts
- 6. ☒ ☐ ☐ ☐ ☐ Insulation Depth: 6
- 7. ☐ ☒ ☐ ☐ ☐ Vapor Barrier: Not present
- 8. ☐ ☒ ☐ ☐ ☐ Attic Fan: Not present
- 9. ☐ ☒ ☐ ☐ ☐ House Fan: Not present
- 10. ☒ ☐ ☐ ☐ ☐ Wiring/Lighting: 110 VAC
- 11. ☐ ☒ ☐ ☐ ☐ Moisture Penetration: Not present
- 12. ☒ ☐ ☐ ☐ ☐ Bathroom Fan Venting: Electric fan

Air Conditioning

A NPNI M D

Main AC System

- 1. ☒ ☐ ☐ ☐ ☐ A/C System Operation: Functional
- 2. ☒ ☐ ☐ ☐ ☐ Condensate Removal: Plastic tubing
- 3. ☒ ☐ ☐ ☐ ☐ Exterior Unit: Pad mounted
- 4. Manufacturer: Rheem
- 5. Model Number: RAKA-037JA2 Serial Number: 5429F050410312
- 6. Area Served: Whole building Approximate Age: Manufactured in 2010
- 7. Fuel Type: 208/230 Temperature Differential: 30
- 8. Type: Central A/C Capacity: 1.5 Ton
- 9. ☒ ☐ ☐ ☐ ☐ Visible Coil: Aluminum
- 10. ☒ ☐ ☐ ☐ ☐ Refrigerant Lines: Serviceable condition
- 11. ☒ ☐ ☐ ☐ ☐ Electrical Disconnect: Breaker disconnect
- 12. ☒ ☐ ☐ ☐ ☐ Exposed Ductwork: Insulated flex

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Air Conditioning (Continued)

13. ☒ ☐ ☐ ☐ ☐ Blower Fan/Filters: Direct drive with disposable filter
14. ☒ ☐ ☐ ☐ ☐ Thermostats: Programmable

Fireplace/Wood Stove

A NP NI M D

Living Room Fireplace

1. ☒ ☐ ☐ ☐ ☐ Freestanding Stove: Gas unit
2. ☒ ☐ ☐ ☐ ☐ Fireplace Construction: Prefab
3. Type: Gas log
4. ☒ ☐ ☐ ☐ ☐ Fireplace Insert: Standard
5. ☒ ☐ ☐ ☐ ☐ Smoke Chamber: Metal
6. ☒ ☐ ☐ ☐ ☐ Flue: Metal
7. ☒ ☐ ☐ ☐ ☐ Damper: Metal
8. ☒ ☐ ☐ ☐ ☐ Hearth: Flush mounted

Heating System

The inspector can only readily open access panels, provided by the manufacturer or installer for a routine maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. The inspector does not light pilots, or turn valves on or off to fuel any appliances for safety reasons. The inspector is not equipped to inspect nor required to inspect the furnace heat exchangers or fire boxes for evidence of cracks or holes, or inspect concealed portions of heat exchanger or firebox, electronic air filters, duct and inline duct Motors or dampers, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, and efficiency, or that even distribution of air throughout The building cannot be addressed by a visual inspection. It is recommended to have the systems evaluated by a qualified individual. The Inspector does not perform pressure test on duct systems, therefore, no representation is made regarding charge or line integrity. We perform conscientious evaluation of the system, but we are not specialist. Please know that even modern heating systems can produce carbon monoxide, which, in a poorly ventilated room, can result in sickness or even death. Therefore, it is essential that any recommendations we make for service work for the reevaluation be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee. Normal service and maintenance is recommended on a yearly basis. Determining the presence asbestos materials, commonly used in heating systems can only be performed by laboratory testing and is beyond the scope of this inspection. Determining the condition of oil tanks, exposed, or buried, is beyond the scope of this inspection.

A NP NI M D

Main Heating System

1. ☒ ☐ ☐ ☐ ☐ Heating System Operation: Appears functional
2. Manufacturer: Rheem
3. Model Number: RGPJ-07NAUER Serial Number: EB5D302F250300785
4. Type: Forced air Capacity: 75,000 BTU
5. Area Served: Whole building Approximate Age: Manufactured in 2004
6. Fuel Type: Natural gas
7. ☒ ☐ ☐ ☐ ☐ Heat Exchanger: 3 Burner
8. Unable to Inspect: Internal parts

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Heating System (Continued)

- 9. ☒ ☐ ☐ ☐ ☐ Blower Fan/Filter: Direct drive with disposable filter
- 10. ☒ ☐ ☐ ☐ ☐ Distribution: Insulflex duct
- 11. ☒ ☐ ☐ ☐ ☐ Circulator: Pump
- 12. ☒ ☐ ☐ ☐ ☐ Draft Control: Automatic
- 13. ☒ ☐ ☐ ☐ ☐ Flue Pipe: Double wall
- 14. ☒ ☐ ☐ ☐ ☐ Controls: Limit switch
- 15. ☒ ☐ ☐ ☐ ☐ Thermostats: Programmable
- 16. Suspected Asbestos: No

Plumbing

This is a non invasive visual inspection only. It is always recommended to have the entire plumbing system inspected by a licensed plumbing contractor. During the course of this inspection, we do not inspect valves, connections or water lines behind refrigerators, wash machines or any other appliance or object. We do not move, slide or roll refrigerators or any other appliances during the inspection to gain access to inspect behind, under or over any appliances. We do not inspect any internal motors, wires or any other parts of the appliances. We can not predict or give guesstimates on whether or not any appliances, motors, valves or any other components may stop functioning after the time of inspection. We do not inspect any plumbing water lines or drain lines, connections or any other part of the system that are concealed by drywall, wall coverings, floorings, framing or any other object restricting view. We do not perform any kind of internal inspections of drain lines, such as drain scoping. If cast-iron or clay pipe was used in the original construction of the property, It is recommended to have the drain and sewer lateral inspected by a licensed plumber prior to the close of escrow.

A NPNI M D

- 1. ☒ ☐ ☐ ☐ ☐ Service Line: Copper
- 2. ☒ ☐ ☐ ☐ ☐ Main Water Shutoff: Front of structure
- 3. ☒ ☐ ☐ ☐ ☐ Water Lines: Copper
- 4. ☒ ☐ ☐ ☐ ☐ Drain Pipes: Copper
- 5. ☒ ☐ ☐ ☐ ☐ Service Caps: Accessible
- 6. ☒ ☐ ☐ ☐ ☐ Vent Pipes: ABS
- 7. ☒ ☐ ☐ ☐ ☐ Gas Service Lines: Cast iron

Garage Water Heater

- 8. ☒ ☐ ☐ ☐ ☐ Water Heater Operation: Functional at time of inspection
- 9. Manufacturer: Navien tankless unit
- 10. Model Number: NPE-240AZNG Serial Number: 2087Y2431429581
- 11. Type: Natural gas Capacity: Tankless
- 12. Approximate Age: Manufactured in 2024 Area Served: Whole building
- 13. ☒ ☐ ☐ ☐ ☐ Flue Pipe: PVC
- 14. ☒ ☐ ☐ ☐ ☐ TPRV and Drain Tube: Copper

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Bathroom

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Downstairs half bathroom Bathroom

1. ☒ ☒ ☐ ☐ ☐ Closet: Not present
2. ☒ ☐ ☐ ☐ ☐ Ceiling: Drywalled
3. ☒ ☐ ☐ ☐ ☐ Walls: Drywalled
4. ☒ ☐ ☐ ☐ ☐ Floor: Hardwood
5. ☒ ☐ ☐ ☐ ☐ Doors: Wood
6. ☐ ☒ ☐ ☐ ☐ Windows: Not present
7. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC GFCI
8. ☒ ☐ ☐ ☐ ☐ Counter/Cabinet: Not present
9. ☒ ☐ ☐ ☐ ☐ Sink/Basin: Pedestal
10. ☒ ☐ ☐ ☐ ☐ Faucets/Traps: PVC trap with angle stop shut off valves
11. ☒ ☐ ☐ ☐ ☐ Toilets: Koehler
12. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register
13. ☒ ☐ ☐ ☐ ☐ Ventilation: Electric ventilation fan

Upstairs guest bathroom Bathroom

14. ☐ ☒ ☐ ☐ ☐ Closet: Not present
15. ☒ ☐ ☐ ☐ ☐ Ceiling: Drywalled
16. ☒ ☐ ☐ ☐ ☐ Walls: Drywalled
17. ☒ ☐ ☐ ☐ ☐ Floor: Tile
18. ☒ ☐ ☐ ☐ ☐ Doors: Wood
19. ☐ ☒ ☐ ☐ ☐ Windows: Not present
20. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC GFCI
21. ☒ ☐ ☐ ☐ ☐ Counter/Cabinet: Solid surface
22. ☒ ☐ ☐ ☐ ☐ Sink/Basin: Porcelain
23. ☒ ☐ ☐ ☐ ☐ Faucets/Traps: PVC trap with angle stop shut off valves
24. ☒ ☐ ☐ ☐ ☐ Tub/Surround: Tub shower combo
25. ☒ ☐ ☐ ☐ ☐ Toilets: Koehler
26. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register
27. ☒ ☐ ☐ ☐ ☐ Ventilation: Electric ventilation fan

Master bathroom Bathroom

28. ☒ ☐ ☐ ☐ ☐ Closet: Walk In
29. ☒ ☐ ☐ ☐ ☐ Ceiling: Drywalled
30. ☒ ☐ ☐ ☐ ☐ Walls: Drywalled
31. ☒ ☐ ☐ ☐ ☐ Floor: Tile
32. ☒ ☐ ☐ ☐ ☐ Doors: Wood
33. ☒ ☐ ☐ ☐ ☐ Windows: Vinyl casement
34. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC GFCI
35. ☒ ☐ ☐ ☐ ☐ Counter/Cabinet: Solid surface
36. ☒ ☐ ☐ ☐ ☐ Sink/Basin: Porcelain
37. ☒ ☐ ☐ ☐ ☐ Faucets/Traps: PVC trap with angle stop shut off valves

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Bathroom (Continued)

- 38. ☒ ☐ ☐ ☐ ☐ Tub/Surround: Porcelain tub
- 39. ☒ ☐ ☐ ☐ ☐ Shower/Surround: Tile pan with tile walls
- 40. ☒ ☐ ☐ ☐ ☐ Toilets: Koehler
- 41. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register
- 42. ☒ ☐ ☐ ☐ ☐ Ventilation: Electric ventilation fan and window

Kitchen

A NP NI M D

Main Kitchen

- 1. ☒ ☐ ☐ ☐ ☐ Cooking Appliances: Kenmore
- 2. ☒ ☐ ☐ ☐ ☐ Ventilator: Kenmore
- 3. ☒ ☐ ☐ ☐ ☐ Disposal: In-Sinkerator
- 4. ☒ ☐ ☐ ☐ ☐ Dishwasher: Kenmore
- 5. Air Gap Present? ☒ Yes ☐ No
- 6. ☐ ☒ ☐ ☐ ☐ Trash Compactor: Not present
- 7. ☒ ☐ ☐ ☐ ☐ Refrigerator: Whirlpool
- 8. ☒ ☐ ☐ ☐ ☐ Microwave: Kenmore
- 9. ☒ ☐ ☐ ☐ ☐ Sink: Stainless Steel
- 10. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC GFCI
- 11. ☒ ☐ ☐ ☐ ☐ Plumbing/Fixtures: PVC drain line with angle stop shut off valves
- 12. ☒ ☐ ☐ ☐ ☐ Counter Tops: Solid surface
- 13. ☒ ☐ ☐ ☐ ☐ Cabinets: Wood
- 14. ☒ ☐ ☐ ☐ ☐ Pantry: Cabinets
- 15. ☒ ☐ ☐ ☐ ☐ Ceiling: Drywalled
- 16. ☒ ☐ ☐ ☐ ☐ Walls: Drywalled
- 17. ☒ ☐ ☐ ☐ ☐ Floor: Hardwood
- 18. ☒ ☐ ☐ ☐ ☐ Doors: Not present
- 19. ☒ ☐ ☐ ☐ ☐ Windows: Vinyl slider
- 20. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register

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Bedroom

A NP NI M D

Southeast bedroom Bedroom

1. ☒ ☐ ☐ ☒ ☐ Closet: Single - Closet door guides noted to be missing at the bottom of the door. Repairs or installation recommended.



2. ☒ ☐ ☐ ☐ ☐ Ceiling: Drywalled
3. ☒ ☐ ☐ ☐ ☐ Walls: Drywalled
4. ☒ ☐ ☐ ☐ ☐ Floor: Carpet
5. ☒ ☐ ☐ ☐ ☐ Doors: Wood
6. ☒ ☐ ☐ ☐ ☐ Windows: Vinyl slider
7. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC
8. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register
9. ☒ ☐ ☐ ☐ ☐ Smoke Detector: Present
10. ☒ ☐ ☐ ☐ ☐ Carbon Monoxide Detector: Present

Northeast bedroom Bedroom

11. ☒ ☐ ☐ ☐ ☐ Closet: Single
12. ☒ ☐ ☐ ☐ ☐ Ceiling: Drywalled
13. ☒ ☐ ☐ ☐ ☐ Walls: Drywalled
14. ☒ ☐ ☐ ☐ ☐ Floor: Carpet
15. ☒ ☐ ☐ ☐ ☐ Doors: Wood
16. ☒ ☐ ☐ ☐ ☐ Windows: Vinyl slider
17. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC
18. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register
19. ☒ ☐ ☐ ☐ ☐ Smoke Detector: Present
20. ☒ ☐ ☐ ☐ ☐ Carbon Monoxide Detector: Present

Guest bedroom Bedroom

21. ☒ ☐ ☐ ☐ ☐ Closet: Walk In
22. ☒ ☐ ☐ ☐ ☐ Ceiling: Drywalled
23. ☒ ☐ ☐ ☐ ☐ Walls: Drywalled
24. ☒ ☐ ☐ ☐ ☐ Floor: Carpet
25. ☒ ☐ ☐ ☐ ☐ Doors: Wood, Sliding glass door
26. ☒ ☐ ☐ ☐ ☐ Windows: Vinyl slider
27. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC
28. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register

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Bedroom (Continued)

29. ☒ ☐ ☐ ☐ ☐ Smoke Detector: Present
30. ☒ ☐ ☐ ☐ ☐ Carbon Monoxide Detector: Present

Living Space

A NP NI M D

Living Room, Dining Room, Family Room Living Space

1. ☒ ☐ ☐ ☐ ☐ Closet: Single, Under stairway closet
2. ☒ ☐ ☐ ☐ ☐ Ceiling: Drywalled
3. ☒ ☐ ☐ ☐ ☐ Walls: Drywalled
4. ☒ ☐ ☐ ☐ ☐ Floor: Hardwood
5. ☒ ☐ ☐ ☐ ☐ Doors: Wood
6. ☒ ☐ ☐ ☐ ☐ Windows: Vinyl slider
7. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC
8. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register
9. ☒ ☐ ☐ ☐ ☐ Smoke Detector: Present
10. ☒ ☐ ☐ ☐ ☐ Carbon Monoxide Detector: Present

Laundry Room/Area

A NP NI M D

Main Laundry Room/Area

1. ☒ ☐ ☐ ☐ ☐ Ceiling: Drywalled
2. ☒ ☐ ☐ ☐ ☐ Walls: Drywalled
3. ☒ ☐ ☐ ☐ ☐ Floor: Tile
4. ☒ ☐ ☐ ☐ ☐ Doors: Wood
5. ☒ ☐ ☐ ☐ ☐ Windows: Vinyl slider
6. ☒ ☐ ☐ ☒ ☐ Electrical: 110 VAC/220 VAC - A cover plate was noted to be missing at the dryer outlet. It is recommended to have a face plate installed as needed.



7. ☒ ☐ ☐ ☐ ☐ Smoke Detector: Present
8. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register
9. ☒ ☐ ☐ ☐ ☐ Laundry Tub: PVC
10. ☒ ☐ ☐ ☐ ☐ Laundry Tub Drain: Plastic

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Laundry Room/Area (Continued)

- 11. ☒ ☐ ☐ ☐ ☐ Washer Hose Bib: Gate valves
- 12. ☒ ☐ ☐ ☐ ☐ Washer and Dryer Electrical: 110-240 VAC
- 13. ☒ ☐ ☐ ☐ ☐ Dryer Vent: Metal flex
- 14. ☒ ☐ ☐ ☐ ☐ Dryer Gas Line: Cast iron
- 15. ☒ ☐ ☐ ☐ ☐ Washer Drain: Wall mounted drain
- 16. ☐ ☒ ☐ ☐ ☐ Floor Drain: Not present

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Marginal Summary

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.

Garage/Carport

1. Attached Garage Ceiling: Drywalled - Voids noted in the ceiling fire wall. The void has been covered with a piece of plywood that does not meet firewall requirements. Repairs recommended.

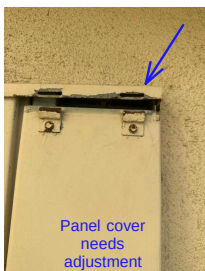


2. Attached Garage Walls: Drywalled - Voids noted in the garage firewall over the water heater. These areas/voids should be repaired using an approved method.



Electrical

3. Front of house Electric Panel Manufacturer: Murray - The electrical panel cover was noted to be loose and falls off when opening. It is recommended to have the cover latching mechanisms adjusted as needed.



Structure

4. Stairs/Handrails: Wood stairs with wood handrails

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Marginal Summary (Continued)

Bedroom

5. Southeast bedroom Bedroom Closet: Single - Closet door guides noted to be missing at the bottom of the door. Repairs or installation recommended.



Laundry Room/Area

6. Main Laundry Room/Area Electrical: 110 VAC/220 VAC - A cover plate was noted to be missing at the dryer outlet. It is recommended to have a face plate installed as needed.



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Defective Summary

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.

Garage/Carport

1. Attached Garage Service Doors: Wood - A magnetic doorstop was noted to be used at the garage service door, this is considered a fire rated door that should close on its own to maintain fire separation from garage and residence. Removing the magnetic doorstop is recommended.



2. Attached Garage Ceiling: Drywalled - Voids noted in the ceiling fire wall. The void has been covered with a piece of plywood that does not meet firewall requirements. Repairs recommended.



3. Attached Garage Walls: Drywalled - Voids noted in the garage firewall over the water heater. These areas/voids should be repaired using a approved method.

