



PAUL E. JONES  
NAPI CERT. # 30667

P.O. BOX 981071  
W. SACRAMENTO, CA 95798  
(916) 752-0275  
e-mail: pjones21@comcast.net

---

**INSPECTION DATE:** October 12, 2021

**REPORT NUMBER:** A71421

**CLIENT:** Diane & Gregory Iannone

**PROPERTY INSPECTED:** 865 Studding Sail St  
Vacaville, CA 95687

The property inspected is a 4 bedroom, 2 bath single family home. The weather at the commencement of the inspection was clear with a temperature reading of approximately 68 degrees Fahrenheit.

## **COMMENTS**

The home is nicely designed, well constructed and structurally sound. Many of the suggested repairs are the result of normal wear.

*Our evaluation is visual in nature of readily accessible areas. Excavation, lifting of floor coverings, opening walls or ceilings, moving furniture, personal or stored items, disassembly of equipment, or other potentially damaging or dangerous procedures were not performed. We do not specifically inspect for compliance with any building codes or regulations of any governmental or non-governmental body or entity. Our review does not take into consideration the normal wear associated with virtually all properties.*

## **INSPECTION SUMMARY**

### **FOUNDATION SYSTEM**

The foundation is an above grade foundation (pier & beam). The foundation walls are constructed of poured concrete. No evidence of excessive stress or settling to the foundation system was detected.

The foundation system is in an acceptable condition. No needed repairs to the foundation system were detected at the time of the inspection.

## **FRAMING STRUCTURE**

The framing structure appears firm and intact within all accessible areas. The interior/exterior walls are plumb and square within acceptable ranges.

The framing structure is in an acceptable condition. No needed repairs to the framing structure were detected at the time of the inspection.

## **ROOF SYSTEM**

*Our evaluation of the roof is to determine if portions are missing and/or deteriorating and, therefore, subject to possible leaking. Portions of underlayment and decking are hidden from view and cannot be evaluated by our visual inspection; therefore, our review is not a guarantee against roof leaks nor a certification.*

The roof surface is constructed of composition shingles. The estimated age of the roofing material is 10 years.

Maintenance issues:

1. The seams at the chimney flashing appear poorly sealed (as viewed from the roof eaves). Suggest the roof be further inspected by a licensed roofing contractor and be repaired as found needed. (See Photo #1)

## **ATTIC LEVEL**

The attic framing structure is firm and intact. The attic area is adequately ventilated and well insulated with a cellulose loose fill insulating material.

The attic level is in an acceptable condition. No needed repairs to the attic level were detected at the time of the inspection.

## **ELECTRICAL SYSTEM**

The electrical system is a 100 AMP service with solar panels. The service entrance panel is located at the East exterior and the sub panel is located at the garage interior. Overload protection is provided by circuit breakers.

No evidence of overheating or corrosion to the electrical system was detected. The size of the electrical system appears adequate.

The electrical system is in an acceptable condition. No needed repairs to the electrical system were detected at the time of the inspection.

## **PLUMBING SYSTEM**

The water supply and sewage system are public. The water supply lines are copper and the drain, waste and vent pipes are ABS. The water pressure appeared adequate at the time of the inspection.

Maintenance issues:

### Water Heater

1. The discharge pipe to the water heater temperature/pressure relief valve is missing. Suggest a code compliant discharge pipe be installed by a qualified licensed contractor. (Safety Concern, See Photo #2)
2. The water heater is improperly braced for earthquake safety. Suggest the water heater be braced with code compliant seismic straps by a qualified licensed contractor. (Safety Concern,, See Photo #3)

### Hall Bathroom

1. The toilet is loosely secured to the floor. Suggest the anchoring bolt nuts be tightened by a qualified licensed contractor. (See Photo #4)
2. The bathtub drain leaks in the sub area. Suggest the drain line be repaired by a qualified licensed contractor. (See Photo #5)

### Master Bathroom

1. The sink drain leaks in the sub area. Suggest the drain line be repaired by a qualified licensed contractor. (See Photo #6)
2. The floor underlayment appears moisture damaged near the shower from apparent leakage at the shower enclosure. Please refer to the structural pest report for additional comments and recommendations, if any. (See Photo #7 and Photo #8).

## **FIREPLACE**

Maintenance issues:

1. The inspection of the fireplace was limited due to the placement of the insert. Suggest the fireplace be further inspected by a licensed chimney sweep. (See Photo #9)

## **EXTERIOR SURFACES**

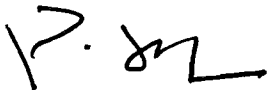
Maintenance issues:

1. The roof eaves appear moisture damaged at various locations. Please refer to the structural pest report for additional comments and recommendations, if any. (See Photo #10 and Photo #11)

## **NOTE**

We wish to remind you that every house requires a certain amount of ongoing maintenance and this house is no exception. Drains sometimes clog, furnaces, air conditioners, water heaters all need periodic servicing and at some point in time may need to be replaced. These are but a few examples of things you can expect as a homeowner. It is suggested that you expect and budget for ongoing maintenance and repairs.

**Please read the inspection worksheet for additional findings and recommendations.**



Paul E. Jones



**PHOTO #1**



**PHOTO #2**



**PHOTO #3**



**PHOTO #4**



**PHOTO #5**



**PHOTO #6**



**PHOTO #7**



**PHOTO #8**



**PHOTO #9**



**PHOTO #10**



**PHOTO #11**

CODES: ACC - Acceptable, NPR - not present, NIN - not inspected, MAR - marginal, DEF - defective

**LOTS & GROUNDS**

**COMMENTS**

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

	A C C	N P R	N I N	M A R	D E F
Walks	X				
Steps		X			
Driveways	X				
Fences	X				
Retaining walls		X			
Grading	X				
Swales		X			
Stairwell drain		X			
Window wells		X			
Surface drain	X				

**WALKS**    \_\_\_ Asphalt     Concrete    \_\_\_ Brick    \_\_\_ Gravel    Other \_\_\_\_\_  
 Common Cracks    \_\_\_ Large Cracks    \_\_\_ Heaving/settling    \_\_\_ Trip hazards    \_\_\_ Asphalt eroded in places

**STEPS**    NIA \_\_\_ Concrete    \_\_\_ Wood    \_\_\_ Metal    \_\_\_ Brick    Other \_\_\_\_\_  
 \_\_\_ Earth to wood contact noted    \_\_\_ Apparent moisture damage    \_\_\_ Damaged/loose/missing handrails

**DRIVEWAY**    \_\_\_ Asphalt     Concrete    \_\_\_ Brick    \_\_\_ Gravel    Other \_\_\_\_\_  
 Common cracks    \_\_\_ Large cracks    \_\_\_ Heaving/settling    \_\_\_ Trip hazards  
 \_\_\_ Potholes noted    \_\_\_ Poor drainage    \_\_\_ Asphalt eroded    \_\_\_ Recommend sealant

**FENCES**     Chain link     Wood    \_\_\_ Wire    \_\_\_ Wrought iron    \_\_\_ Masonry    Other \_\_\_\_\_  
 \_\_\_ Few/many loose rotted posts    \_\_\_ Few/many missing/loose boards    \_\_\_ Wrought iron rusted/corroded  
 \_\_\_ Loose/cracked/missing blocks    \_\_\_ Gate needs adjustment/repair    \_\_\_ Apparent moisture/insect damage

**RETAINING WALLS**    \_\_\_ Concrete    \_\_\_ Block    \_\_\_ Timber    \_\_\_ Stone    \_\_\_ Masonry    Other \_\_\_\_\_  
 \_\_\_ Common cracks    \_\_\_ Common displacement    \_\_\_ No weep holes evident    \_\_\_ Not plumb  
 \_\_\_ Large cracks    NIA \_\_\_ Large displacement    \_\_\_ Moisture damage

**SURFACE WATER CONTROL**  
 \_\_\_ Grade slopes toward foundation    \_\_\_ Poor drainage apparent    \_\_\_ Earth to wood contact    \_\_\_ Faulty grading apparent

# ROOF

A	N	N	M	D
C	P	I	A	E
C	R	N	R	F
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

**COMMENTS**

THE SEAMS AT THE CHIMNEY FLASHING APPEAR POORLY SEALED

Roofing # 1	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Roofing # 2	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Roofing # 3	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Roofing # 4	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Flashing	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Skylights	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Chimneys	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Gutters	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Downspouts	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

IT IS IMPOSSIBLE TO CONCLUSIVELY DETERMINE IF A ROOF LEAKS UNLESS IT IS RAINING AT THE TIME OF INSPECTION. A RATING OF "ACCEPTABLE" IS BASED ON THE AGE AND GENERAL USEFULNESS OF A ROOF. AN "ACCEPTABLE" ROOF MAY SHOW EVIDENCE OF LEAKS OR MAY SOON DEVELOP LEAKS. HOWEVER, SUCH A ROOF CAN BE REPAIRED AND GIVE GENERALLY ACCEPTABLE SERVICE WITHIN THE LIMITS OF ITS AGE.

**ROOFING**

	MATERIAL/LOCATION	LAYERS	INSPECTION METHOD	APPROX AGE	DESIGN LIFE
ROOFING # 1	COMPOSITION SHINGLES	2	walked on <input checked="" type="checkbox"/> ladder at eaves <input checked="" type="checkbox"/> ground	10 YRS	30 YRS
ROOFING # 2			walked on ___ ladder at eaves ___ ground		
ROOFING # 3			walked on ___ ladder at eaves ___ ground		
ROOFING # 4			walked on ___ ladder at eaves ___ ground		

- Missing shakes/shingles/tiles
- Deteriorated granules
- Bare spots
- Spongy in areas
- Loose/cracked tiles
- Many blisters
- Pitch/slope substandard
- Evidence of leaks
- Apparent improper installation
- Cupping/curling
- Cracking/alligatoring
- Recommend trimming trees/branches
- Roof partially obscured by solar panels/debris/snow/vegetation

**FLASHINGS/VALLEYS**

\_\_\_ Composition  Metal \_\_\_ Mastic Other \_\_\_\_\_  
 \_\_\_ No visible flashing \_\_\_ Recaulking/mastic needed \_\_\_ Rust/damage \_\_\_ Apparent improper installation \_\_\_ Exposed nails in flashing

**SKYLIGHTS**

\_\_\_ Apparent improper installation **NIA** \_\_\_ Cracked/damaged glass \_\_\_ Evidence of leaks

**CHIMNEYS**

Brick \_\_\_ Stone \_\_\_ Metal Other \_\_\_\_\_  
 \_\_\_ Recommend recaulking along joint \_\_\_ Loose bricks \_\_\_ Separation from structure  
 \_\_\_ Recommend cap/park arrester \_\_\_ Apparent substandard height \_\_\_ Flue appears unlined  
 \_\_\_ Missing/deteriorated mortar \_\_\_ Apparent out of plumb

**GUTTERS, DOWNSPOUTS, EXTENSIONS**

\_\_\_ Loose gutters/downspouts \_\_\_ Gutters/downspouts clogged \_\_\_ Moderate/excessive corrosion  
 \_\_\_ Damaged gutters/downspouts \_\_\_ Gutters sagging \_\_\_ Gutter/downspout missing  
 \_\_\_ Evidence of leaks \_\_\_ Apparent improper slope \_\_\_ No extensions/splash blocks



# EXTERIOR SURFACE

## COMMENTS

THE ROOF EAVES APPEAR  
 MOISTURE DAMAGED AT  
 VARIOUS LOCATIONS.

Siding # 1	X				
Siding # 2	X				
Windows	X				
Soffits/Fascia					X
Exterior Doors	X				
Shutters/Awnings		X			

A	N	N	M	D
C	P	I	A	E
C	R	N	R	F

## SIDING

MATERIAL: Siding # 1 STUCCO Siding # 2 BRICK Siding # 3 \_\_\_\_\_

LOCATION: \_\_\_\_\_

- Common Cracks
- Large/unusual cracks
- Evidence of patching
- Apparent moisture damage
- Damaged/loose siding
- Poor earth-to-wood clearance
- Touch up/overall painting recommended
- Patching holes/cracks/gaps recommended
- Full inspection obscured by vegetation/other

## SOFFITS, FASCIAS, TRIM

Wood  Vinyl  Metal; Other: \_\_\_\_\_

Damaged/loose/missing  Apparent moisture damage  Poor earth-to-wood clearance

# PORCHES, DECKS, PATIOS

## COMMENTS

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Porches	X				
Decks		X			
Patios	X				
Balconies		X			

A	N	N	M	D
C	P	I	A	E
C	R	N	R	F

## PORCHES

- Apparent settling
- Apparent roof leaks
- Loose support posts/pillars/railings
- Poor earth-to-wood-clearance
- Apparent damaged flooring
- Apparent damage

## DECKS

- No footings evident
- Loose/missing handrails
- Apparent damage
- Poor earth-to-wood clearance
- No/low clearance/surface covered/could not fully inspect
- Popped nails/loose boards
- Apparent cracked/broken/sagging structural members
- Not bolted to house
- No joist hangers

## PATIOS

- Concrete  Brick  Flagstone  Tile  Other \_\_\_\_\_
- Common/large cracks
- Lifting/settling
- Tripping hazard
- Covered/could not inspect
- Sloped toward house

## BALCONIES

- Loose/missing handrail
- Apparent damage
- Sagging/loose floor
- Apparently not bolted to house
- No joist hangers

# KITCHEN

## COMMENTS

---

---

---

---

---

---

---

---

---

---

	A	N	N	M	D
	C	P	I	A	E
	C	R	N	R	F
Ceiling/walls	X				
Floor	X				
Doors/windows	X				
Sink/cabinets	X				
Appliances	X				
Disposal	X				
Dishwasher	X				
Ventilator	X				
Built-ins		X			

## CEILING/ WALLS

Ceiling:  Drywall \_\_\_ Plaster \_\_\_ Acoustic spray \_\_\_ Other \_\_\_\_\_  
 Walls:  Drywall \_\_\_ Plaster \_\_\_ Wallpaper \_\_\_ Paneling \_\_\_ Other \_\_\_\_\_

- \_\_\_ Common cracks      \_\_\_ Apparent moisture stains      \_\_\_ Apparent damage      \_\_\_ Outlet/switch appears defective  
 \_\_\_ Large/unusual cracks      \_\_\_ Damaged/loose baseboard/paneling      \_\_\_ Apparent patching      \_\_\_ Full inspection obstructed

## FLOOR

\_\_\_ Carpet \_\_\_ Vinyl tile \_\_\_ Sheet vinyl  Wood \_\_\_ Ceramic tile \_\_\_ Other \_\_\_\_\_

- \_\_\_ Uneven/sloped      \_\_\_ Few/many vinyl tears/gouges      \_\_\_ Cupping/bucking wood      \_\_\_ Full inspection obstructed  
 \_\_\_ Cracked/broken tiles      \_\_\_ Major/minor carpet damage      \_\_\_ Loose/uplifted tiles      \_\_\_ Spongy/bouncy

## DOORS/ WINDOWS

Windows: \_\_\_ Double hung \_\_\_ Casement  Sliding \_\_\_ Fixed \_\_\_ Other \_\_\_\_\_

- \_\_\_ Dual pane appears fogged      \_\_\_ Door/window inoperative      \_\_\_ Missing/damaged hardware  
 \_\_\_ Cracked/broken glass      \_\_\_ Door damaged/delaminated      \_\_\_ Evidence of leakage

## SINK/ CABINETS/ COUNTERS

- \_\_\_ Restricted view below sink      \_\_\_ Sink hot and cold reversed      \_\_\_ Minor wear/damage to counters/cabinets  
 \_\_\_ Sink loose from wall/cabinet      \_\_\_ Faucet fixtures corroded      \_\_\_ Moderate wear/damage to counters/cabinets  
 \_\_\_ Sink cracked/chipped/damaged      \_\_\_ Sink drain appears to leak      \_\_\_ Heavy wear/damage to counters/cabinets  
 \_\_\_ Corrosion on/under sink/drain      \_\_\_ Sink drain stopper inoperative      \_\_\_ Cabinet handles/latches missing  
 \_\_\_ Sink stained/discolored      \_\_\_ Sink/drain improperly installed      \_\_\_ Latches/guides need adjustment/repair  
 \_\_\_ Sink drains slowly      \_\_\_ Faucet leaks      \_\_\_ Grout/caulking needed around counter  
 \_\_\_ Faucet has constant drip

## APPLIANCES/ BUILT-INS

- RANGE/COOKTOP      \_\_\_ None      \_\_\_ Not tested       Operational  
 OVEN      \_\_\_ None      \_\_\_ Not tested       Operational  
 DISHWASHER      \_\_\_ None      \_\_\_ Not tested       Operational  
 GARBAGE DISPOSAL      \_\_\_ None      \_\_\_ Not tested       Operational  
 MICROWAVE       None      \_\_\_ Not tested      \_\_\_ Operational  
 TRASH COMPACTOR       None      \_\_\_ Not tested      \_\_\_ Operational

## VENTILATION

- \_\_\_ No hood/fan installed      \_\_\_ Fan noisy/slow      \_\_\_ Fan inoperative

ROOM FAMILY ROOM  
(Location)

A	N	N	M	D
G	P	I	A	E
C	R	N	R	F
X				
X				
X				
X				
X		X		
X				

COMMENTS

THE INSPECTION OF THE FIREPLACE WAS LIMITED DUE TO THE PLACEMENT OF THE INSERT

Ceiling
Walls
Doors/Windows
Floor
Fireplace/etc.
Outlets/switches

CEILING/WALLS

Ceiling:  Drywall \_\_\_ Plaster \_\_\_ Acoustic spray \_\_\_ Other \_\_\_  
Walls:  Drywall \_\_\_ Plaster \_\_\_ Wallpaper \_\_\_ Paneling Other \_\_\_

\_\_\_ Common cracks \_\_\_ Apparent moisture stains \_\_\_ Apparent damage \_\_\_ Outlet/switch appears defective  
\_\_\_ Large/unusual cracks \_\_\_ Damaged/loose baseboard/paneling \_\_\_ Apparent patching \_\_\_ Full inspection obstructed by furnishings

FLOOR

\_\_\_ Carpet \_\_\_ Vinyl tile \_\_\_ Sheet vinyl  Wood \_\_\_ Ceramic tile \_\_\_ Other \_\_\_

\_\_\_ Uneven/sloped \_\_\_ Few/many vinyl tears/gouges \_\_\_ Cupping/buckling wood \_\_\_ Apparent moisture damage  
\_\_\_ Cracked/broken tiles \_\_\_ Major/minor carpet damage \_\_\_ Loose/uplifted tiles

DOORS/ WINDOWS

Windows: \_\_\_ Double hung \_\_\_ Casement  Sliding \_\_\_ Fixed \_\_\_ Other SLIDING

\_\_\_ Dual pane appears fogged \_\_\_ Door/window inoperative \_\_\_ Missing/damaged hardware GLASS DOOR  
\_\_\_ Cracked/broken glass \_\_\_ Door damaged/delaminated \_\_\_ Evidence of leakage

ROOM LIVING ROOM  
(Location)

A	N	N	M	D
C	P	I	A	E
C	R	N	R	F
X				
X				
X				
X				
X				
X				

COMMENTS

Ceiling
Walls
Doors
Floor
Windows
Outlets/switches

CEILING/WALLS

Ceiling:  Drywall \_\_\_ Plaster \_\_\_ Acoustic spray \_\_\_ Other \_\_\_  
Walls:  Drywall \_\_\_ Plaster \_\_\_ Wallpaper \_\_\_ Paneling Other \_\_\_

\_\_\_ Common cracks \_\_\_ Apparent moisture stains \_\_\_ Apparent damage \_\_\_ Outlet/switch appears defective  
\_\_\_ Large/unusual cracks \_\_\_ Damaged/loose baseboard/paneling \_\_\_ Apparent patching \_\_\_ Full inspection obstructed by furnishings

FLOOR

\_\_\_ Carpet \_\_\_ Vinyl tile \_\_\_ Sheet vinyl  Wood \_\_\_ Ceramic tile \_\_\_ Other \_\_\_

\_\_\_ Uneven/sloped \_\_\_ Few/many vinyl tears/gouges \_\_\_ Cupping/buckling wood \_\_\_ Apparent moisture damage  
\_\_\_ Cracked/broken tiles \_\_\_ Major/minor carpet damage \_\_\_ Loose/uplifted tiles

DOORS/ WINDOWS

Windows: \_\_\_ Double hung \_\_\_ Casement  Sliding \_\_\_ Fixed \_\_\_ Other \_\_\_

\_\_\_ Dual pane appears fogged \_\_\_ Door/window inoperative \_\_\_ Missing/damaged hardware  
\_\_\_ Cracked/broken glass \_\_\_ Door damaged/delaminated \_\_\_ Evidence of leakage

ROOM MASTER BED ROOM  
(Location)

A	N	N	M	D
G	P	I	A	E
C	R	N	R	F
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

COMMENTS

---



---



---



---



---

Ceiling
Walls
Doors/Windows
Floor
Fireplace/etc.
Outlets/switches

CEILING/WALLS Ceiling:  Drywall \_\_\_ Plaster \_\_\_ Acoustic spray Other \_\_\_\_\_  
 Walls:  Drywall \_\_\_ Plaster \_\_\_ Wallpaper \_\_\_ Paneling Other \_\_\_\_\_

\_\_\_ Common cracks \_\_\_ Apparent moisture stains \_\_\_ Apparent damage \_\_\_ Outlet/switch appears defective  
 \_\_\_ Large/unusual cracks \_\_\_ Damaged/loose baseboard/paneling \_\_\_ Apparent patching \_\_\_ Full inspection obstructed by furnishings

FLOOR \_\_\_ Carpet \_\_\_ Vinyl tile \_\_\_ Sheet vinyl  Wood \_\_\_ Ceramic tile Other \_\_\_\_\_

\_\_\_ Uneven/sloped \_\_\_ Few/many vinyl tears/gouges \_\_\_ Cupping/buckling wood \_\_\_ Apparent moisture damage  
 \_\_\_ Cracked/broken tiles \_\_\_ Major/minor carpet damage \_\_\_ Loose/uplifted tiles

DOORS/ WINDOWS Windows: \_\_\_ Double hung \_\_\_ Casement  Sliding \_\_\_ Fixed Other \_\_\_\_\_

\_\_\_ Dual pane appears fogged \_\_\_ Door/window inoperative \_\_\_ Missing/damaged hardware  
 \_\_\_ Cracked/broken glass \_\_\_ Door damaged/delaminated \_\_\_ Evidence of leakage

ROOM NW BED ROOM  
(Location)

A	N	N	M	D
C	P	I	A	E
C	R	N	R	F
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

COMMENTS

---



---



---



---



---

Ceiling
Walls
Doors
Floor
Windows
Outlets/switches

CEILING/WALLS Ceiling:  Drywall \_\_\_ Plaster \_\_\_ Acoustic spray Other \_\_\_\_\_  
 Walls:  Drywall \_\_\_ Plaster \_\_\_ Wallpaper \_\_\_ Paneling Other \_\_\_\_\_

\_\_\_ Common cracks \_\_\_ Apparent moisture stains \_\_\_ Apparent damage \_\_\_ Outlet/switch appears defective  
 \_\_\_ Large/unusual cracks \_\_\_ Damaged/loose baseboard/paneling \_\_\_ Apparent patching \_\_\_ Full inspection obstructed by furnishings

FLOOR \_\_\_ Carpet \_\_\_ Vinyl tile \_\_\_ Sheet vinyl  Wood \_\_\_ Ceramic tile Other \_\_\_\_\_

\_\_\_ Uneven/sloped \_\_\_ Few/many vinyl tears/gouges \_\_\_ Cupping/buckling wood \_\_\_ Apparent moisture damage  
 \_\_\_ Cracked/broken tiles \_\_\_ Major/minor carpet damage \_\_\_ Loose/uplifted tiles

DOORS/ WINDOWS Windows: \_\_\_ Double hung \_\_\_ Casement  Sliding \_\_\_ Fixed Other \_\_\_\_\_

\_\_\_ Dual pane appears fogged \_\_\_ Door/window inoperative \_\_\_ Missing/damaged hardware  
 \_\_\_ Cracked/broken glass \_\_\_ Door damaged/delaminated \_\_\_ Evidence of leakage

ROOM

SW. BEDROOM

(Location)

A	N	N	M	D
G	P	I	A	E
C	R	N	R	F
<input checked="" type="checkbox"/>				
<input checked="" type="checkbox"/>				
<input checked="" type="checkbox"/>				
<input checked="" type="checkbox"/>				
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
<input checked="" type="checkbox"/>				

COMMENTS

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Ceiling
Walls
Doors/Windows
Floor
Fireplace/etc.
Outlets/switches

CEILING/WALLS

Ceiling:  Drywall \_\_\_ Plaster \_\_\_ Acoustic spray \_\_\_ Other \_\_\_\_\_

Walls:  Drywall \_\_\_ Plaster \_\_\_ Wallpaper \_\_\_ Paneling Other \_\_\_\_\_

- \_\_\_ Common cracks      \_\_\_ Apparent moisture stains      \_\_\_ Apparent damage      \_\_\_ Outlet/switch appears defective
- \_\_\_ Large/unusual cracks      \_\_\_ Damaged/loose baseboard/paneling      \_\_\_ Apparent patching      \_\_\_ Full inspection obstructed by furnishings

FLOOR

\_\_\_ Carpet \_\_\_ Vinyl tile \_\_\_ Sheet vinyl  Wood \_\_\_ Ceramic tile      Other \_\_\_\_\_

- \_\_\_ Uneven/sloped      \_\_\_ Few/many vinyl tears/gouges      \_\_\_ Cupping/buckling wood      \_\_\_ Apparent moisture damage
- \_\_\_ Cracked/broken tiles      \_\_\_ Major/minor carpet damage      \_\_\_ Loose/uplifted tiles

DOORS/ WINDOWS

Windows: \_\_\_ Double hung \_\_\_ Casement  Sliding \_\_\_ Fixed      Other \_\_\_\_\_

- \_\_\_ Dual pane appears fogged      \_\_\_ Door/window inoperative      \_\_\_ Missing/damaged hardware
- \_\_\_ Cracked/broken glass      \_\_\_ Door damaged/delaminated      \_\_\_ Evidence of leakage

ROOM

SE BEDROOM

(Location)

A	N	N	M	D
C	P	I	A	E
C	R	N	R	F
<input checked="" type="checkbox"/>				
<input checked="" type="checkbox"/>				
<input checked="" type="checkbox"/>				
<input checked="" type="checkbox"/>				
<input checked="" type="checkbox"/>				
<input checked="" type="checkbox"/>				

COMMENTS

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Ceiling
Walls
Doors
Floor
Windows
Outlets/switches

CEILING/WALLS

Ceiling:  Drywall \_\_\_ Plaster \_\_\_ Acoustic spray \_\_\_ Other \_\_\_\_\_

Walls:  Drywall \_\_\_ Plaster \_\_\_ Wallpaper \_\_\_ Paneling Other \_\_\_\_\_

- \_\_\_ Common cracks      \_\_\_ Apparent moisture stains      \_\_\_ Apparent damage      \_\_\_ Outlet/switch appears defective
- \_\_\_ Large/unusual cracks      \_\_\_ Damaged/loose baseboard/paneling      \_\_\_ Apparent patching      \_\_\_ Full inspection obstructed by furnishings

FLOOR

\_\_\_ Carpet \_\_\_ Vinyl tile \_\_\_ Sheet vinyl  Wood \_\_\_ Ceramic tile      Other \_\_\_\_\_

- \_\_\_ Uneven/sloped      \_\_\_ Few/many vinyl tears/gouges      \_\_\_ Cupping/buckling wood      \_\_\_ Apparent moisture damage
- \_\_\_ Cracked/broken tiles      \_\_\_ Major/minor carpet damage      \_\_\_ Loose/uplifted tiles

DOORS/ WINDOWS

Windows: \_\_\_ Double hung \_\_\_ Casement  Sliding \_\_\_ Fixed      Other \_\_\_\_\_

- \_\_\_ Dual pane appears fogged      \_\_\_ Door/window inoperative      \_\_\_ Missing/damaged hardware
- \_\_\_ Cracked/broken glass      \_\_\_ Door damaged/delaminated      \_\_\_ Evidence of leakage

BATHROOM

HALL

(Location)

COMMENTS

THE TOILET IS LOOSELY  
 SECURED TO THE FLOOR

THE BATHING DRAIN  
 LEAKS IN THE SUB AREA

	A C C	N P R	N I N	M A R	D E F
Ceiling	X				
Walls	X				
Doors	X				
Floor	X				
Windows	X				
Toilet/sinks					X
Tub/shower					X
Vent/fan		X			X

SUPPLY VALVES BELOW SINKS AND TOILETS ARE NOT OPERATED AS THEY ARE PRONE TO LEAK DUE TO HARD WATER AND LACK OF USE. DETERMINING WATERTIGHTNESS OF SHOWER PANS, ETC. IS NOT WITHIN THE SCOPE OF THIS INSPECTION

CEILING/WALLS Ceiling:  Drywall \_\_\_ Plaster \_\_\_ Acoustic spray \_\_\_ Other: \_\_\_\_\_  
 Walls:  Drywall \_\_\_ Plaster \_\_\_ Wallpaper  Paneling \_\_\_ Other: \_\_\_\_\_

\_\_\_ Common cracks \_\_\_ Apparent moisture stains \_\_\_ Apparent damage \_\_\_ Electrical outlet defective  
 \_\_\_ Large/unusual cracks \_\_\_ Damaged/loose baseboard/paneling \_\_\_ Apparent patching \_\_\_ Full inspection obstructed by furnishings  
 \_\_\_ GFCI's not present

FLOOR \_\_\_ Carpet \_\_\_ Vinyl tile \_\_\_ Sheet vinyl \_\_\_ Wood \_\_\_ Ceramic tile Other: TILE

\_\_\_ Uneven/sloped \_\_\_ Few/many vinyl tears/gauges \_\_\_ Cupping/buckling wood \_\_\_ Apparent moisture damage  
 \_\_\_ Cracked/broken tiles \_\_\_ Major/minor carpet damage \_\_\_ Loose/uplifted tiles

DOORS/WINDOWS Windows: \_\_\_ Double hung \_\_\_ Casement  Sliding \_\_\_ Fixed \_\_\_ Other: \_\_\_\_\_

\_\_\_ Dual pane appears fogged \_\_\_ Door/window inoperative \_\_\_ Missing/damaged hardware  
 \_\_\_ Cracked/broken glass \_\_\_ Door damaged/delaminated \_\_\_ Evidence of leakage

FIXTURES/ CABINETS/ COUNTERS

\_\_\_ Restricted view below sink \_\_\_ Faucet fixtures corroded/leaking \_\_\_ Toilet tank/cover cracked  
 \_\_\_ Sink loose from wall/cabinet \_\_\_ Toilet does not flush properly \_\_\_ Toilet seat loose/broken  
 \_\_\_ Sink cracked/chipped/damaged \_\_\_ Toilet runs continually \_\_\_ Minor wear/damage to counters/cabinets  
 \_\_\_ Corrosion on/under sink/drain \_\_\_ Toilet tank loose \_\_\_ Moderate wear/damage to counters/cabinets  
 \_\_\_ Sink stained/discolored \_\_\_ Caulking recommend around toilet base \_\_\_ Heavy wear/damage to counters/cabinets  
 \_\_\_ Sink drains slowly \_\_\_ New toilet wax seal recommended \_\_\_ Cabinet handles/latches missing  
 \_\_\_ Sink drain appears to leak \_\_\_ Moisture evident around toilet \_\_\_ Latches/guides need adjustment/repair  
 \_\_\_ Sink drain stopper inoperative \_\_\_ Toilet bowl/base cracked \_\_\_ Grout/caulking needed around counter  
 \_\_\_ Sink/drain improperly installed \_\_\_ Faucet has constant drop

TUB/SHOWER

\_\_\_ Damage/deterioration noted \_\_\_ Moisture damage at floor/wall \_\_\_ Apparent shower pan leak  
 \_\_\_ Minor/excessive corrosion noted \_\_\_ Cracked/broken tiles noted \_\_\_ Shower door difficult to operate  
 \_\_\_ Caulking needed along base \_\_\_ Low water volume noted \_\_\_ Unable to determine if tempered glass  
 \_\_\_ Faucet appears to leak \_\_\_ Constant dripping at spout \_\_\_ Caulk/grout needed on shower walls  
 \_\_\_ Valves operate with difficulty \_\_\_ Drain stopper inoperative \_\_\_ Whirlpool/jets not operative/tested  
 \_\_\_ Apparent slow draining

VENT/FAN  No exhaust fan \_\_\_ Fan noisy/slow \_\_\_ Supplemental heater installed  
 \_\_\_ Fan not operational \_\_\_ Heat provided by central system \_\_\_ Heater appears defective/inoperative

BATHROOM

MASTER  
(Location)

COMMENTS

THE SINK DRAIN LEAKS  
IN THE SUB AREA

THE FLOOR UNDERLAYMENT  
APPEARS MOISTURE DAMAGED  
FROM LEAKAGE AT THE  
SHOWER ENCLOSURE

	A C G	N P R	N I N R	M A R	D E F
Ceiling	<input checked="" type="checkbox"/>				
Walls	<input checked="" type="checkbox"/>				
Doors	<input checked="" type="checkbox"/>				
Floor					<input checked="" type="checkbox"/>
Windows	<input checked="" type="checkbox"/>				
Toilet/sinks					<input checked="" type="checkbox"/>
Tub/shower					<input checked="" type="checkbox"/>
Vent/fan		<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>

SUPPLY VALVES BELOW SINKS AND TOILETS ARE NOT OPERATED AS THEY ARE PRONE TO LEAK DUE TO HARD WATER AND LACK OF USE. DETERMINING WATERTIGHTNESS OF SHOWER PANS, ETC. IS NOT WITHIN THE SCOPE OF THIS INSPECTION

CEILING/WALLS Ceiling:  Drywall  Plaster  Acoustic spray  Other \_\_\_\_\_  
 Walls:  Drywall  Plaster  Wallpaper  Paneling  Other \_\_\_\_\_

Common cracks  Apparent moisture stains  Apparent damage  Electrical outlet defective  
 Large/unusual cracks  Damaged/loose baseboard/paneling  Apparent patching  Full inspection obstructed by furnishings -  
 GFCI's not present

FLOOR  Carpet  Vinyl tile  Sheet vinyl  Wood  Ceramic tile  Other \_\_\_\_\_

Uneven/sloped  Few/many vinyl tears/gauges  Cupping/buckling wood  Apparent moisture damage  
 Cracked/broken tiles  Major/minor carpet damage  Loose/uplifted tiles

DOORS/WINDOWS Windows:  Double hung  Casement  Sliding  Fixed  Other \_\_\_\_\_

Dual pane appears fogged  Door/window inoperative  Missing/damaged hardware  
 Cracked/broken glass  Door damaged/delaminated  Evidence of leakage

FIXTURES/ CABINETS/ COUNTERS

Restricted view below sink  Faucet fixtures corroded/leaking  Toilet tank/cover cracked  
 Sink loose from wall/cabinet  Toilet does not flush properly  Toilet seat loose/broken  
 Sink cracked/chipped/damaged  Toilet runs continually  Minor wear/damage to counters/cabinets  
 Corrosion on/under sink/drain  Toilet tank loose  Moderate wear/damage to counters/cabinets  
 Sink stained/discolored  Caulking recommend around toilet base  Heavy wear/damage to counters/cabinets  
 Sink drains slowly  New toilet wax seal recommended  Cabinet handles/latches missing  
 Sink drain appears to leak  Moisture evident around toilet  Latches/guides need adjustment/repair  
 Sink drain stopper inoperative  Toilet bowl/base cracked  Grout/caulking needed around counter  
 Sink/drain improperly installed  Faucet has constant drop

TUB/SHOWER

Damage/deterioration noted  Moisture damage at floor/wall  Apparent shower pan leak  
 Minor/excessive corrosion noted  Cracked/broken tiles noted  Shower door difficult to operate  
 Caulking needed along base  Low water volume noted  Unable to determine if tempered glass  
 Faucet appears to leak  Constant dripping at spout  Caulk/grout needed on shower walls  
 Valves operate with difficulty  Drain stopper inoperative  Whirlpool/jets not operative/tested  
 Apparent slow draining

VENT/FAN  No exhaust fan  Fan noisy/slow  Supplemental heater installed  
 Fan not operational  Heat provided by central system  Heater appears defective/inoperative

# PLUMBING

## COMMENTS

THE DISCHARGE PIPE TO THE WATER HEATER TPR VALVE IS MISSING

THE WATER HEATER IS NOT PROPERLY BRACED FOR EARTHQUAKE AF

	A	N	N	M	D
	C	P	I	A	E
	C	R	N	R	F
Water Pipes	X				
Drain Pipes					X
Vent Pipes	X				
Laundry Tub		X			
Tub Pump		X			
Pressure	X				
Water Heater					X
Exhaust	X				
Relief Valve					X

WATER SOURCE:  PUBLIC  PRIVATE  
 SEWAGE SERVICE:  PUBLIC  PRIVATE  
 WATER SERVICE ON:  YES  NO

WATER MAIN/PIPES MAIN:  Galvanized  Copper  PVC; Other: \_\_\_\_\_

PIPES:  Galvanized  Copper  PVC; Other: \_\_\_\_\_

Some/most plumbing concealed  Water hammer noted  Hose faucet damaged/inoperative/leaking  
 Apparent leaks noted  Strapping recommended  Hose faucet not self draining  
 Valve corroded/inoperative  Copper/galvanized contact noted

DRAIN/VENT PIPES  Cast iron  Galvanized  Lead  Plastic  Undetermined

Some/most plumbing concealed  Cracked pipe  Apparent leaks  
 Moderate/heavy corrosion noted  No/negative fall  No accessible cleanouts  
 No apparent/covered floor drain

LAUNDRY FACILITIES Location: GARAGE

Energy sources provided:  Gas  120 volt electric  220 volt electric

Features present:  Sink  Drain (floor)  Drain (gray box)  Vent  Water faucets with shutoff valves

## WATER HEATER

Heater	LOCATION	SIZE	FUEL	AGE
#1	GARAGE	40 GAL	GAS	10 YRS
#2				

Pilot/electric off.  Heater inaccessible  
 The inspector does not restore utilities or light pilots. Inspections with utilities or pilots off are very limited. TPR valves and drains are not operated as they are prone to leak following testing. The remaining useful life of a water heater cannot be predicted.

Apparent leak noted  Rust flakes on/around burner  Apparent insufficient ventilation  
 Gas valve missing/inaccessible  No TPR valve installed  Access cover missing  
 Damaged/corroded case.  Apparent improper installation  Corrosion on connectors  
 TPR valve extension missing  Copper/flexible gas supply line



# ELECTRICAL W/SOLAR PANELS

A	N	N	M	D
C	P	I	A	E
C	R	N	R	F
<input checked="" type="checkbox"/>				
<input checked="" type="checkbox"/>				
<input checked="" type="checkbox"/>				
<input checked="" type="checkbox"/>				
<input checked="" type="checkbox"/>				
<input checked="" type="checkbox"/>				
<input checked="" type="checkbox"/>				

## COMMENTS

---



---



---



---



---



---

Service	<input checked="" type="checkbox"/>
Main panel	<input checked="" type="checkbox"/>
Sub panels	<input checked="" type="checkbox"/>
Ground	<input checked="" type="checkbox"/>
Wiring	<input checked="" type="checkbox"/>
GFI's	<input checked="" type="checkbox"/>
Smoke detector	<input checked="" type="checkbox"/>

SERVICE  Overhead  Underground  Service disconnected at time of inspection

Deteriorated weatherhead connections  Loose/leaning mast  Service lines too close to roof

Missing/loose/damaged weatherhead  Damaged/frayed drip loops  Service lines too close to ground/vegetation

PANELS LOCATION EAST EXTERIOR # of 220V circuits 1 # of 110V circuits 0 Breakers 1

MAIN PANEL: EAST EXTERIOR

SUB PANELS: GARAGE INTERIOR 4 0 12 16

SERVICE SIZE: 100 AMP  Size could not be determined with certainty/no main breaker

COPPER  ALUMINUM  Appears outdated by current standards/upgrade advised

Double tapping noted  No/insufficient panel clearance  Corrosion noted at terminals

Apparent overfusing  Unprotected panel openings  Missing panel screws

Open ended uncapped wires  Missing cover  Scorched/overheated wires noted

GROUNDING/GROUND FAULT INTERRUPTERS (GFI's)

Ground rod/water line ground  No bypass around water meter  Additional GFI outlets recommended

No apparent grounding system  Few/many two prong outlets  GFI outlet defective

Loose clamp at rod/water line  3 prong outlets apparently not grounded

WIRING Branch wiring:  Copper  aluminium  Furnishing/storage prevented view of improper/exposed wiring

"knob and tube" wiring noted  Damaged/corroded conduits  Exposed wiring

Exposed wire/termination/splice  Junction box cover missing  Improper wiring

Both "knob and tube" and aluminium wiring present unique safety concerns. "Knob and tub" wiring is old, easily damaged and may eventually need replacement. Aluminium wiring requires specially rated connectors and installation techniques. For these reasons we recommend an evaluation of these systems by a licensed electrician.

LIGHTS/OUTLETS

A RANDOM SAMPLE OF ELECTRICAL OUTLETS AND SWITCHES ARE INSPECTED THROUGHOUT THE STRUCTURE. NOT ALL OUTLETS AND SWITCHES ARE NECESSARILY ACCESSABLE TO THE INSPECTOR. ANY APPARENT DEFICIENCIES DISCOVERED ARE NOTED ON THE INSPECTION FORM FOR THE ROOM WHERE THE SWITCH OR OUTLET IS LOCATED

SMOKE DETECTORS

Smoke detectors should be checked periodically to insure they are functioning properly

# HEATING

## COMMENTS

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Operation	X					
Draft Control	X					
Exhaust System	X					
Distribution	X					
Fuel tank/lines	X					
Thermostat	X					
Blower	X					
Humidifier		X				
Heat exchanger	X					
Relief Valve		X				
Circulator pump		X				
Air Conditioning	X					

A	N	N	M	D
C	P	I	A	E
C	R	N	R	F

\_\_\_ UTILITIES/PILOTS OFF AT TIME OF INSPECTION

Inspector does not restore utility service and does not light pilots. Inspections with utilities or pilots off are very limited. The inspector cannot definitively detect heat exchanger cracks and holes. This can only be accomplished by dismantling the system.

## HEATING

	LOCATION	TYPE	FUEL	APPROX BTUs	APPROX AGE	DESIGN LIFE
SYSTEM # 1	INTERIOR CLOSET	FURLED AIR	GAS	90,000	40 YRS	20 YRS
SYSTEM # 2						
SYSTEM # 3						

- Unit fully/partially inaccessible
- Pilot not in/not tested
- Does not respond to controls
- Damaged/inoperative controls
- Electronic ignition malfunctions
- Apparent improper installation
- Makes excessive/unusual noise
- Recommend clean and check
- Closed unit/unable to inspect burner
- Unusual flame pattern observed
- Flame fluctuates when fan comes on
- Rust flakes in combustion chamber

## VENTING/COMBUSTION AIR

- Flue vent fully/partially inaccessible
- Inadequate vent clearance/height
- Apparent backventing noted
- Apparent improper flue vent installation
- Moderate/excessive corrosion on vent/draft diverter
- Apparent insufficient combustion air available

## DISTRIBUTION SYSTEM/FILTERS

FILTER: \_\_\_ Electronic  Disposable

- Ducts largely concealed
- Damaged/disconnected ducts
- Apparent low air volume
- Moderate/excessive duct corrosion
- Additional strapping recommended
- Air leaks at joints
- Missing/damaged register grill
- Missing/damaged/improper size filter
- Missing/damaged filter clip

## AIR CONDITIONING

\_\_\_ COULD NOT BE OPERATED, OUTSIDE TEMPERATURE WAS TOO LOW

	LOCATION	TYPE	FUEL	APPROX BTUs	APPROX AGE	DESIGN LIFE
SYSTEM # 1	EAST EXTERIOR	CENTRAL AIR	ELE	3.5 TON	10 YRS	20 YRS
SYSTEM # 2						

- Unit makes excessive noise
- Visible damage to unit
- Condenser airflow obstructed
- Unsatisfactory temperature drop
- Apparent freon/condensate line leaks
- Outside unit not level

# FOUNDATION/STRUCTURE

## COMMENTS

---

---

---

---

---

---

---

---

---

---

Foundation	<input checked="" type="checkbox"/>				
Beams	<input checked="" type="checkbox"/>				
Bearing Walls	<input checked="" type="checkbox"/>				
Joists/Trusses	<input checked="" type="checkbox"/>				
Piers/Posts	<input checked="" type="checkbox"/>				
Floor/Slab	<input checked="" type="checkbox"/>				
Sump/Sump Pump	<input checked="" type="checkbox"/>				
Heat	<input checked="" type="checkbox"/>				

A	N	N	M	D
C	P	I	A	E
C	R	N	R	F

## FOUNDATION

### BASEMENT

- Non/partial
- Block  Poured concrete  Brick  Stone
- Common/large cracks
- Moderate/excessive deterioration
- Minor/major efflorescence
- Areas inaccessible/concealed/uninspected

### CRAWL SPACE

- Non/partial
- No/blocked access
- No vents
- Vents blocked
- Apparent moisture/no vapor barrier
- Areas inaccessible/concealed/uninspected

### SLAB

- Non/partial/garage only
- Common cracks
- Large cracks
- Uneven/sloped floors
- Small/large areas covered

## STRUCTURE

- Wood frame  Steel frame  Brick  Stone  Other \_\_\_\_\_
- Cracked/broken/sagging structural members
- Excessive floor sloping
- Lifting/unsecured/missing posts/piers
- Evidence of shimming/repair

## MOISTURE EVIDENCE/CONTROL

- Evidence of ongoing water penetration
- Sump pump installed
- Sump pump appears inoperative
- Efflorescence
- Location: \_\_\_\_\_

Evidence of ongoing foundation water penetration can easily be concealed, either intentionally or unintentionally by a home occupant. Further, if there has been a dry period prior to the inspection, evidence of past water penetration may not be visible or detectable.

# DOORS, STAIRS, HALLWAYS

## COMMENTS

---

---

---

---

---

---

---

---

---

---

Exterior Doors	<input checked="" type="checkbox"/>				
Interior Doors	<input checked="" type="checkbox"/>				
Entryway	<input checked="" type="checkbox"/>				
Stairs	<input checked="" type="checkbox"/>				
Hallways	<input checked="" type="checkbox"/>				

A	N	N	M	D
C	P	I	A	E
C	R	N	R	F

## DOORS

## ENTRYWAY, STAIRS, HALLWAYS

---

---

---

---

---

---

---

---

---

---

# ATTIC

## COMMENTS

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Framing	<input checked="" type="checkbox"/>				
Sheathing	<input checked="" type="checkbox"/>				
Ventilation	<input checked="" type="checkbox"/>				
Attic fan		<input checked="" type="checkbox"/>			
Whole house fan		<input checked="" type="checkbox"/>			
Insulation	<input checked="" type="checkbox"/>				

A	N	N	M	D
C	P	I	A	E
C	R	N	R	F

METHOD OF INSPECTION:  None/no access  Complete access  Limited access (low clearance, obstructions)  From access only

EVIDENCE OF ONGOING WATER PENETRATION?  yes  no, Location: \_\_\_\_\_

Water penetration can be conclusively determined only if it is raining at the time of inspection. Dry at time of inspection?  yes  no

### FRAMING/ SHEATHING

- Cracked/broken/sagging structural member  Evidence of moisture damage/dry rot/other damage  
 Cracked/damaged/missing access panel

### VENTILATION/ ATTIC FAN/ WHOLE HOUSE FAN

- No/minimal ventilation  Torn/missing vent screens  Fan inoperative  
 Vents blocked  Dryer/ exhaust fans vented into attic  Fan is slow/noisy

### INSULATION

- Batt/roll  Loose fill  Rigid board, other: \_\_\_\_\_  
 Uneven distribution/partially missing  No moisture barrier apparent

# GARAGE

## COMMENTS

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Door	<input checked="" type="checkbox"/>				
Door opener	<input checked="" type="checkbox"/>				
Ceiling/walls	<input checked="" type="checkbox"/>				
Floor	<input checked="" type="checkbox"/>				
Condition	<input checked="" type="checkbox"/>				

A	N	N	M	D
C	P	I	A	E
C	R	N	R	F

### DOOR/DOOR OPENER

- Metal  Wood/composite  Other \_\_\_\_\_  
 Automatic opener  yes  no; Operates properly (including automatic reverse)  yes  no;  
 Weather seal damaged/missing  Apparent damage/moisture damage  Window cracked/damaged/missing  
 Door appears out of adjustment/alignment

### CEILING/WALLS

- Ceiling -  Drywall  Plaster  Acoustic spray  Other SHEATHING  
 Walls -  Drywall  Plaster  Paneling; Other: \_\_\_\_\_  
 Common cracks  Apparent moisture stains  Apparent damage  Full inspection obstructed  
 Large/unusual cracks  Damaged/loose trim  Apparent patching  Outlet damaged/defective  
 Outlets not GFI protected

### PEDESTRIAN DOOR/WINDOWS

- Windows:  Double hung  Casement  Sliding  Fixed  Other \_\_\_\_\_  
 Damaged/broken/inoperative window  Damaged/inoperative door

WINDOW NOT PRESENT

### FLOOR

- Common cracks  Large/unusual cracks  Heaving/settling