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DocuSigned by:

A handwritten signature in blue ink, appearing to be "M C", enclosed in a blue rounded rectangular box.

AC9A78A248934EC...

8/6/2022 | 2:15 PM PDT

DocuSigned by:

A handwritten signature in blue ink, appearing to be "PEJ", enclosed in a blue rounded rectangular box.

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8/5/2022 | 1:11 PM PDT

INSPECTION DATE: August 1, 2022

REPORT NUMBER: A61421-2

CLIENT: Michael Czajkowski & Hylarie Boscan-Ortiz

PROPERTY INSPECTED: 1869 Brookwood Dr
Vacaville, CA 95687

The property inspected is a 3 bedroom, 2 bath single family home. The weather at the commencement of the inspection was clear with a temperature reading of approximately 82 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 a slab-on-grade foundation 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 5 to 7 years. The roofing material is in an acceptable condition (as viewed from the roof eaves).

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

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 sub panels are 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.

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

WINDOWS & DOORS

Maintenance issues:

Kitchen

1. The window screen to the sliding window is torn. Suggest the damaged screen be replaced.

SE Bedroom

1. The side of the closet door rubs against the door jamb and is difficult to open and close. Suggest the door be repaired by a qualified licensed contractor. (See Photo#1 and Photo #2)
2. The window screen to the sliding window is missing. Suggest a window screen be installed.

Sun Room

1. The window screen to one sliding window is missing. Suggest a window screen be installed.
2. The window screens to two sliding windows are torn. Suggest the damaged screens be replaced.

Garage

1. The window screen to the double hung window at the pedestrian door is torn. Suggest the damaged screen be replaced.

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.

A handwritten signature in black ink, appearing to read 'P. Jones', written in a cursive style.

Paul E. Jones



PHOTO #1



PHOTO #2

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/setting ___ Trip hazards ___ Asphalt eroded in places

STEPS N/A ___ 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/setting ___ 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 ___ 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
Roofing # 1	X			
Roofing # 2		X		
Roofing # 3		X		
Roofing # 4		X		
Flashing	X			
Skylights		X		
Chimneys		X		
Gutters		X		
Downspouts	X			

COMMENTS

Roofing # 1
Roofing # 2
Roofing # 3
Roofing # 4
Flashing
Skylights
Chimneys
Gutters
Downspouts

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	COMPOSITE SHINGLE	2	walked on X ladder at eaves ground	5-7 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 Cracked/damaged glass Evidence of leaks

CHIMNEYS

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

GUTTERS, DOWNSPOUTS, EXTENSIONS

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

EXTERIOR SURFACE

COMMENTS

Siding # 1	<input checked="" type="checkbox"/>				
Siding # 2		<input checked="" type="checkbox"/>			
Windows	<input checked="" type="checkbox"/>				
Soffits/Fascia	<input checked="" type="checkbox"/>				
Exterior Doors	<input checked="" type="checkbox"/>				
Shutters/Awnings	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			

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

SIDING

MATERIAL: Siding # 1 STUCCO Siding # 2 _____ 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	<input checked="" type="checkbox"/>				
Decks	<input checked="" type="checkbox"/>				
Patios	<input checked="" type="checkbox"/>				
Balconies	<input checked="" type="checkbox"/>				

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
- Popped nails/loose boards
- Apparent cracked/broken/sagging structural members
- No/low clearance/surface covered/could not fully inspect
- Not bolted to house
- No joist hangers

PATIOS

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

BALCONIES

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

N/A

KITCHEN

COMMENTS

THE WINDOW SCREEN IS TURN

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

FLOOR

___ Carpet ___ Vinyl tile ___ Sheet vinyl ___ Wood ___ Ceramic tile Other TILE

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

DOORS/ WINDOWS

Windows: ___ Double hung ___ Casement Sliding ___ Fixed Other SLIDING

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

SINK/ CABINETS/ COUNTERS

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

APPLIANCES/ BUILT-INS

- | | | | | |
|------------------|--|----------------|---|-------|
| RANGE/COOKTOP | ___ None | ___ Not tested | <input checked="" type="checkbox"/> Operational | _____ |
| OVEN | ___ None | ___ Not tested | <input checked="" type="checkbox"/> Operational | _____ |
| DISHWASHER | ___ None | ___ Not tested | <input checked="" type="checkbox"/> Operational | _____ |
| GARBAGE DISPOSAL | ___ None | ___ Not tested | <input checked="" type="checkbox"/> Operational | _____ |
| MICROWAVE | ___ None | ___ Not tested | <input checked="" type="checkbox"/> Operational | _____ |
| TRASH COMPACTOR | <input checked="" type="checkbox"/> None | ___ Not tested | ___ Operational | _____ |

VENTILATION

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

ROOM LIVING ROOM
(Location)

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

COMMENTS

Ceiling	<input checked="" type="checkbox"/>				
Walls	<input checked="" type="checkbox"/>				
Doors/Windows	<input checked="" type="checkbox"/>				
Floor	<input checked="" type="checkbox"/>				
Fireplace/etc.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
Outlets/switches	<input checked="" type="checkbox"/>				

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 LAMINATE

___ 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 BEDROOM
(Location)

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

COMMENTS

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"/>				
Outlets/switches	<input checked="" type="checkbox"/>				

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 LAMINATE

___ 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 EAST CENTER BEDROOM
(Location)

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

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

COMMENTS

Ceiling				
Walls				
Doors				
Floor				
Windows				
Outlets/switches				

THE SIDE OF THE CLOSET DOOR RUBS AGAINST THE DOOR JAMB

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 LAMINATE

___ 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

THE WINDOW SCREEN IS MISSING

ROOM SUN ROOM
(Location)

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

COMMENTS

ONE WINDOW SCREEN IS MISSING

TWO WINDOW SCREENS ARE TORN

Ceiling	<input checked="" type="checkbox"/>			
Walls	<input checked="" type="checkbox"/>			
Doors/Windows				<input checked="" type="checkbox"/>
Floor	<input checked="" type="checkbox"/>			
Fireplace/etc.	<input checked="" type="checkbox"/>			
Outlets/switches	<input checked="" type="checkbox"/>			

CEILING/WALLS Ceiling: Drywall Plaster Acoustic spray Other METAL PANEL
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/bucking 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 _____
(Location)

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

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/bucking 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

Ceiling	X				
Walls	X				
Doors	X				
Floor	X				
Windows	X				
Toilet/sinks	X	X			
Tub/shower	X				
Vent/fan	X				

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

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/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

WINDOW NOT PRESENT

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 in 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

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

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 seal 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

ELECTRICAL W/ SOLAR PANELS

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"/>				

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

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/trayed drip loops Service lines too close to ground/vegetation

PANELS	LOCATION	# of 220V circuits	# of 110V circuits	Breakers
MAIN PANEL:	EAST EXTERIOR	4	0	14
SUB PANELS:	GARAGE INTERIOR	3	7	10
	GARAGE INTERIOR	1	2	3

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
- Apparent overfusing
- Open ended uncapped wires
- No/insufficient panel clearance
- Unprotected panel openings
- Missing cover
- Corrosion noted at terminals
- Missing panel screws
- Scratched/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

PLUMBING

COMMENTS

Water Pipes	<input checked="" type="checkbox"/>				
Drain Pipes	<input checked="" type="checkbox"/>				
Vent Pipes	<input checked="" type="checkbox"/>				
Laundry Tub		<input checked="" type="checkbox"/>			
Tub Pump		<input checked="" type="checkbox"/>			
Pressure	<input checked="" type="checkbox"/>				
Water Heater	<input checked="" type="checkbox"/>				
Exhaust	<input checked="" type="checkbox"/>				
Relief Valve	<input checked="" type="checkbox"/>				

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

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

DRAIN/VENT PIPES Cast iron Galvanized Lead Plastic Undetermined

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

LAUNDRY FACILITIES Location: INTERIOR CLOSET

Energy sources provided: Gas 120 volt electric 220 volt electric
 Features present: Sink Drain (floor) Drain (grey box) Vent Water faucets with shutoff valves

WATER HEATER

Heater	LOCATION	SIZE	FUEL	AGE
#1	INTERIOR	40 GAL	GAS	19 YRS
#2	CLOSET			

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

HEATING

COMMENTS

Operation	<input checked="" type="checkbox"/>				
Draft Control	<input checked="" type="checkbox"/>				
Exhaust System	<input checked="" type="checkbox"/>				
Distribution	<input checked="" type="checkbox"/>				
Fuel tank/lines	<input checked="" type="checkbox"/>				
Thermostat	<input checked="" type="checkbox"/>				
Blower	<input checked="" type="checkbox"/>				
Humidifier		<input checked="" type="checkbox"/>			
Heat exchanger	<input checked="" type="checkbox"/>				
Relief Valve		<input checked="" type="checkbox"/>			
Circulator pump		<input checked="" type="checkbox"/>			
Air Conditioning	<input checked="" type="checkbox"/>				

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	FORCED AIR	GAS	80,000	5 YRS	20 YRS
SYSTEM # 2						
SYSTEM # 3						

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

VENTING/COMBUSTION AIR

- | | | |
|--|---|--|
| <input checked="" type="checkbox"/> Flue vent fully/partially inaccessible | ____ Apparent backventing noted | ____ Moderate/excessive corrosion on vent/draft diverter |
| ____ Inadequate vent clearance/height | ____ Apparent improper flue vent installation | ____ Apparent insufficient combustion air available |

DISTRIBUTION SYSTEM/FILTERS

FILTER: ____ Electronic Disposable

- | | | |
|---------------------------------|--|---|
| ____ Ducts largely concealed | ____ Moderate/excessive duct corrosion | ____ Missing/damaged register grill |
| ____ Damaged/disconnected ducts | ____ Additional strapping recommended | ____ Missing/damaged/improper size filter |
| ____ Apparent low air volume | ____ Air leaks at joints | ____ 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	ROOF EXTERIOR	CENTRAL SPLIT	ELECT	3 TON	5 YRS	20 YRS
SYSTEM # 2						

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

FOUNDATION/STRUCTURE

COMMENTS

	A	N	N	M	D
	C	P	I	A	E
	C	R	N	R	F
Foundation	X				
Beams	X				
Bearing Walls	X				
Joists/Trusses	X				
Piers/Posts	X				
Floor/Slab	X	X			
Sump/Sump Pump	X	X			
Heal	X				

FOUNDATION

BASEMENT

- None/partial
- Block Poured concrete Brick Stone
- Common/large cracks
- Moderate/excessive deterioration
- Minor/major efflorescence
- Areas inaccessible/concealed/uninspected

CRAWL SPACE

- None/partial
- No/blocked access
- No vents
- Vents blocked
- Apparent moisture/no vapor barrier
- Areas inaccessible/concealed/uninspected

SLAB

- None/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
- Leaking/unsecured/missing posts/piers
- Evidence of shimming/repair

MOISTURE EVIDENCE/CONTROL

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

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

	A	N	N	M	D
	C	P	I	A	E
	C	R	N	R	F
Exterior Doors	X				
Interior Doors					X
Entryway	X				
Stairs		X			
Hallways	X				

DOORS

ENTRYWAY, STAIRS, HALLWAYS

ATTIC

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

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"/>				

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

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

COMMENTS

THE WINDOW SCREEN TO THE DOUBLE HUNG WINDOW AT THE PEDESTRIAN DOOR IS TORN

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

SIDE DOOR

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

FLOOR

Common cracks Large/unusual cracks Heaving/settling