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DocuSigned by:

Rochelle Chilton-Gray / 2021 | 11:44 AM PDT

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INSPECTION DATE: April 28, 2021

REPORT NUMBER: A71631

CLIENT: Rochelle Chilton Gray

PROPERTY INSPECTED: 1501 Henry St
Fairfield, CA 94533

The property inspected is a 5 bedroom, 4 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 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 at the lower level roof is 3 to 5 years and the roofing material at the upper level roof is 15 to 20 years.

Maintenance issues:

1. The seams at the plumbing vent roof jacks 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. The attic is 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 200 AMP service. The service entrance panel is located at the West exterior and the sub panel is located at the laundry room. 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.

Maintenance issues:

1. Two knock out plates are missing from the inner cover of the sub panel exposing the bus bar. Suggest the panel opening be sealed with knock out replacements by a qualified licensed contractor. (Safety Concern, See Photo #2)

PLUMBING SYSTEM

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

Maintenance issues:

Water Heater

1. The water heater is not properly 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)

Master Bathroom

1. The toilet is loosely secured to the floor. Suggest the toilet be reset with a new wax seal by a qualified licensed contractor. (See Photo #4)

WINDOWS

Maintenance issues:

Family Room

1. Condensation stains were noted between the glass panes of the two sliding windows from apparent failed vacuum seals. Suggest the glass panes be replaced by a licensed window contractor. (Stationary Sides, See Photo #5 and Photo #6)

EXTERIOR SURFACES

Maintenance issues:

1. The wood siding, trim and roof eaves appear moisture damaged at various locations. Please refer to the structural pest report for additional comments and recommendations, if any. (See Photo #7, Photo #8 and Photo #9)
2. The exterior door and door jamb at the Upper Level South Bedroom appear moisture damaged. Please refer to the structural pest report for additional comments and recommendations, if any. (See Photo #10)
3. The wood stairs at the South wall of the house appear moisture damaged at various locations. Please refer to the structural pest report for additional comments and recommendations, if any. (See Photo #11)

LOTS & GROUNDS

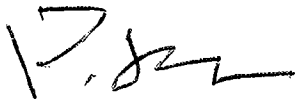
Maintenance issues:

1. Several wood fence posts and slats at the West fence line are broken and loose. Suggest the fence be repaired by a qualified licensed contractor. (See Photo #12)

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



PHOTO #12

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

LOTS & GROUNDS

COMMENTS

SEVERAL WOOD FENCE POSTS
AND SLATS AT THE WEST
FENCE LINE ARE BROKEN
AND LOOSE

THE GATE NEAR THE SE
CORNER OF THE GARAGE
DRAGS ON THE WALKWAY

THE OUTBUILDINGS WERE NOT
INSPECTED AND ARE EXCLUDED FROM THE INSPECTION

WALKS ☐ Asphalt ☐ Concrete ☐ Brick ☐ Gravel ☐ Other TILE
☐ Common Cracks ☐ Large Cracks ☐ Heaving/settling ☐ Trip hazards ☐ Asphalt eroded in places

STEPS ☐ Concrete ☐ Wood ☐ Metal ☐ Brick ☐ Other TILE
☐ Earth to wood contact noted ☐ Apparent moisture damage ☐ Damaged/loose/missing handrails

SEVERAL TILES AT THE WALKWAY AND
STEPS ARE CRACKED

DRIVEWAY ☐ Asphalt ☐ Concrete ☐ Brick ☐ Gravel ☐ Other TILE
☐ 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 TILE
☒ 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 TILE
☐ 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

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

ROOF

COMMENTS

	A C C	N P R	N I N	M A R	D E F
Roofing # 1					X
Roofing # 2					X
Roofing # 3		X			
Roofing # 4		X			
Flashing					X
Skylights		X			
Chimneys	X				
Gutters	X				
Downspouts	X				

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 SHINGLE	1	___walked on ___ladder at eaves ___ground	3-5 yrs	30 yrs
ROOFING # 2	COMPOSITION SHINGLE	1	___walked on ___ladder at eaves ___ground	15-20 yrs	30 yrs
ROOFING # 3	UPPER LEVEL		___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 N/A ___ Cracked/damaged glass ___ Evidence of leaks

CHIMNEYS

___ Brick ___ Stone ☒ Metal Other WOOD FRAMED
___ 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 ___ 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 WOOD SIDING, TRIM
AND ROOF EAVES APPEAR
MOISTURE DAMAGED

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

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

SIDING

MATERIAL: Siding # 1 WOOD SIDING 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

THE WOOD STAIRS AT THE
SOUTH WALL OF THE HOUSE
APPEAR MOISTURE DAMAGED

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

DECKS

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

PATIOS

☒ Concrete ☐ Brick ☐ Flagstone ☐ Tile ☐ Other _____ ☐ 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

KITCHEN**COMMENTS**

THE HOT WATER
DISPENSER WAS FOUND
OPERABLE

Ceiling/walls

Floor

Doors/windows

Sink/cabinets

Appliances

Disposal

Dishwasher

Ventilator

Built-ins

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

WINDOW NOT PRESENT

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

LIVING ROOM
(Location)

COMMENTS

Ceiling

Walls

Doors/Windows

Floor

Fireplace/etc.

Outlets/switches

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

FLOOR

☒ Carpet ☐ Vinyl tile ☐ Sheet vinyl ☐ Wood ☐ Ceramic tile Other _____

☐ Uneven/sloped
☐ Cracked/broken tiles

☐ Few/many vinyl tears/gouges
☐ Major/minor carpet damage

☐ Cupping/buckling wood
☐ Loose/uplifted tiles

☐ Apparent moisture damage

DOORS/ WINDOWS

 Windows: ☒ Double hung ☐ Casement ☐ Sliding ☒ Fixed Other _____

☐ Dual pane appears fogged
☐ Cracked/broken glass

☐ Door/window inoperative
☐ Door damaged/delaminated

☐ Missing/damaged hardware
☐ Evidence of leakage

ROOM

FAMILY ROOM
(Location)

COMMENTS

CONDENSATION STAINS NOTED
BETWEEN THE GLASS
PANES OF THE TWO
SLIDING WINDOWS

Ceiling

Walls

Doors

Floor

Windows

Outlets/switches

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

FLOOR

☐ Carpet ☐ Vinyl tile ☐ Sheet vinyl ☒ Wood ☐ Ceramic tile Other _____

☐ Uneven/sloped
☐ Cracked/broken tiles

☐ Few/many vinyl tears/gouges
☐ Major/minor carpet damage

☐ Cupping/buckling wood
☐ Loose/uplifted tiles

☐ Apparent moisture damage

DOORS/ WINDOWS

 Windows: ☐ Double hung ☐ Casement ☒ Sliding ☐ Fixed Other _____

☒ Dual pane appears fogged
☐ Cracked/broken glass

☐ Door/window inoperative
☐ Door damaged/delaminated

☐ Missing/damaged hardware
☐ Evidence of leakage

ROOM

MASTER BED ROOM

(Location)

COMMENTS

Ceiling

Walls

Doors/Windows

Floor

Fireplace/etc.

Outlets/switches

A	N	N	M	D
G	P	I	A	E
C	R	N	R	F
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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 by furnishings

FLOOR

☒ Carpet☐ Vinyl tile☐ Sheet vinyl☐ Wood☐ Ceramic tile

Other

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

DOORS/ WINDOWS

Windows:

☐ Double hung☐ Casement☒ Sliding☐ Fixed

Other

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

ROOM

LOWER LEVEL EAST BED ROOM

(Location)

COMMENTS

Ceiling

Walls

Doors

Floor

Windows

Outlets/switches

A	N	N	M	D
G	P	I	A	E
C	R	N	R	F
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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 by furnishings

FLOOR

☒ Carpet☐ Vinyl tile☐ Sheet vinyl☐ Wood☐ Ceramic tile

Other

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

DOORS/ WINDOWS

Windows:

☐ Double hung☐ Casement☒ Sliding☐ Fixed

Other

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

ROOM

LOWER LEVEL SE BEDROOM

(Location)

COMMENTS

Ceiling

Walls

Doors/Windows

Floor

Fireplace/etc.

Outlets/switches

A	N	N	M	D
G	P	I	A	E
C	R	N	R	F
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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 by furnishings

FLOOR

☒ Carpet ☐ Vinyl tile ☐ Sheet vinyl ☐ Wood ☐ Ceramic tile Other _____

☐ Uneven/sloped
☐ Cracked/broken tiles

☐ Few/many vinyl tears/gouges
☐ Major/minor carpet damage

☐ Cupping/buckling wood
☐ Loose/uplifted tiles

☐ Apparent moisture damage

DOORS/ WINDOWS

 Windows: ☐ Double hung ☐ Casement ☒ Sliding ☐ Fixed Other _____

☐ Dual pane appears fogged
☐ Cracked/broken glass

☐ Door/window inoperative
☐ Door damaged/delaminated

☐ Missing/damaged hardware
☐ Evidence of leakage

ROOM

UPPER LEVEL SOUTH BEDROOM

(Location)

COMMENTS

THE EXTERIOR DOOR AND
DOOR JAMBS APPEAR
MOISTURE DAMAGED

Ceiling

Walls

Doors

Floor

Windows

Outlets/switches

A	N	N	M	D
G	P	I	A	E
C	R	N	R	F
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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 by furnishings

FLOOR

☒ Carpet ☐ Vinyl tile ☐ Sheet vinyl ☐ Wood ☐ Ceramic tile Other _____

☐ Uneven/sloped
☐ Cracked/broken tiles

☐ Few/many vinyl tears/gouges
☐ Major/minor carpet damage

☐ Cupping/buckling wood
☐ Loose/uplifted tiles

☐ Apparent moisture damage

DOORS/ WINDOWS

 Windows: ☐ Double hung ☐ Casement ☒ Sliding ☐ Fixed Other _____

☐ Dual pane appears fogged
☐ Cracked/broken glass

☐ Door/window inoperative
☐ Door damaged/delaminated

☐ Missing/damaged hardware
☐ Evidence of leakage

ROOM

UPPER LEVEL NORTH
(Location) BEDROOM

COMMENTS

Ceiling

Walls

Doors/Windows

Floor

Fireplace/etc.

Outlets/switches

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

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 by furnishings

FLOOR

☒ Carpet ☐ Vinyl tile ☐ Sheet vinyl ☐ Wood ☐ Ceramic tile ☐ Other _____

☐ Uneven/sloped
☐ Cracked/broken tiles

☐ Few/many vinyl tears/gouges
☐ Major/minor carpet damage

☐ Cupping/buckling wood
☐ Loose/uplifted tiles

☐ Apparent moisture damage

DOORS/ WINDOWS

 Windows: ☐ Double hung ☐ Casement ☒ Sliding ☐ Fixed ☐ Other _____

☐ Dual pane appears fogged
☐ Cracked/broken glass

☐ Door/window inoperative
☐ Door damaged/delaminated

☐ Missing/damaged hardware
☐ Evidence of leakage

ROOM

OFFICE
(Location)

COMMENTS

Ceiling

Walls

Doors

Floor

Windows

Outlets/switches

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

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 by furnishings

FLOOR

☒ Carpet ☐ Vinyl tile ☐ Sheet vinyl ☐ Wood ☐ Ceramic tile ☐ Other _____

☐ Uneven/sloped
☐ Cracked/broken tiles

☐ Few/many vinyl tears/gouges
☐ Major/minor carpet damage

☐ Cupping/buckling wood
☐ Loose/uplifted tiles

☐ Apparent moisture damage

DOORS/ WINDOWS

 Windows: ☐ Double hung ☐ Casement ☒ Sliding ☐ Fixed ☐ Other _____

☐ Dual pane appears fogged
☐ Cracked/broken glass

☐ Door/window inoperative
☐ Door damaged/delaminated

☐ Missing/damaged hardware
☐ Evidence of leakage

ROOM

LAUNDRY ROOM
(Location)

COMMENTS

Ceiling

Walls

Doors/Windows

Floor

Fireplace/etc.

Outlets/switches

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

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 by furnishings

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/buckling wood☐ Loose/uplifted tiles☐ Apparent moisture damage

DOORS/ WINDOWS

 Windows: ☐ Double hung ☐ Casement ☐ Sliding ☐ Fixed ☐ Other _____
☐ Dual pane appears fogged☐ Cracked/broken glass☐ Door/window inoperative☐ Door damaged/delaminated☐ Missing/damaged hardware☐ Evidence of leakageWINDOW NOT PRESENT

ROOM

(Location)

COMMENTS

Ceiling

Walls

Doors

Floor

Windows

Outlets/switches

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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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 by furnishings

FLOOR

☐ Carpet ☐ Vinyl tile ☐ Sheet vinyl ☐ Wood ☐ Ceramic tile ☐ Other _____
☐ Uneven/sloped☐ Cracked/broken tiles☐ Few/many vinyl tears/gouges☐ Major/minor carpet damage☐ Cupping/buckling wood☐ Loose/uplifted tiles☐ Apparent moisture damage

DOORS/ WINDOWS

 Windows: ☐ Double hung ☐ Casement ☐ Sliding ☐ Fixed ☐ Other _____
☐ Dual pane appears fogged☐ Cracked/broken glass☐ Door/window inoperative☐ Door damaged/delaminated☐ Missing/damaged hardware☐ Evidence of leakage

BATHROOMLOWER LEVEL HALL
(Location)**COMMENTS**

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

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 TOILET IS LOOSELY
SECURED TO THE FLOOR

	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				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
Walls: ☒ Drywall ☐ Plaster ☐ Wallpaper ☒ Paneling ☐ Other _____

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

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/buckling wood
☐ Loose/uplifted tiles
☐ Apparent moisture damage

DOORS/ WINDOWS

Windows: ☐ Double hung ☐ Casement ☒ Sliding ☐ Fixed ☐ Other _____

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

FIXTURES/ 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 drain appears to leak
☐ Sink drain stopper inoperative
☐ Sink/drain improperly installed
☐ Faucet fixtures corroded/leaking
☐ Toilet does not flush properly
☐ Toilet runs continually
☐ Toilet tank loose
☐ Caulking recommend around toilet base
☒ New toilet wax seal recommended
☒ Moisture evident around toilet
☐ Toilet bowl/base cracked
☐ Faucet has constant drop
☐ Toilet tank/cover cracked
☐ Toilet seat loose/broken
☐ 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

TUB/SHOWER

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

VENT/FAN

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

THE TESTED BATHROOM WAS FOUND
OPERABLE

BATHROOM

UPPER LEVEL NORTH
(Location) BEDROOM

COMMENTS

A	N	N	M	D
C	P	I	A	E
C	R	N	R	F
<input checked="" type="checkbox"/>				
<input checked="" type="checkbox"/>				
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<input checked="" type="checkbox"/>				
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<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
Walls: ☒ Drywall ☐ Plaster ☐ Wallpaper ☐ Paneling Other _____

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

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/buckling wood
____ Loose/uplifted tiles
____ Apparent moisture damage

DOORS/ WINDOWS

Windows: ☐ Double hung ☐ Casement ☒ Sliding ☐ Fixed Other _____

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

FIXTURES/ 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 drain appears to leak
____ Sink drain stopper inoperative
____ Sink/drain improperly installed
____ Faucet fixtures corroded/leaking
____ Toilet does not flush properly
____ Toilet runs continually
____ Toilet tank loose
____ Caulking recommend around toilet base
____ New toilet wax seal recommended
____ Moisture evident around toilet
____ Toilet bowl/base cracked
____ Faucet has constant drop
____ Toilet tank/cover cracked
____ Toilet seat loose/broken
____ 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

TUB/SHOWER

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

VENT/FAN

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

THE SETTED BATHUB WAS FOUND
OPERABLE

BATHROOM

UPPER LEVEL SOUTH
 (Location) BEDROOM

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 _____

- ____ 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 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

THE JETTED BATH TUB WAS FOUND
OPERABLE

PLUMBING

COMMENTS

THE WATER HEATER IS
NOT PROPERLY BRACED
FOR EARTHQUAKE SAFETY

	A	C	P	N	M	O
	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						
Relief Valve						

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/clogged floor drain

LAUNDRY FACILITIES

Location: LAUNDRY ROOM

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	GARAGE	50 GAL	GAS	8 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

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"/>	<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**

- ☒ 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 ☐ 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					
Sheathing					
Ventilation					
Attic fan					
Whole house fan					
Insulation					

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					
Door opener					
Ceiling/walls					
Floor					
Condition					

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 _____
 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

WINDOW NOT PRESENT