

PAUL E. JONES NAPI CERT. # 30667

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

— Docusigned by:

Rochelle Chilton—G/20/2021 | 11:44 AM PDT

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:

 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

 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

 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:

 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



РНОТО #3



РНОТО #4



PHOTO #5



РНОТО #6



PHOTO #7



PHOTO #8



РНОТО #9

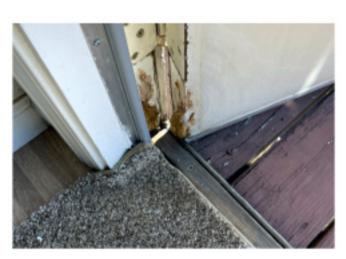


PHOTO #10



PHOTO #11



PHOTO #12

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

LOTS & GROUNDS		1 . 1 . 1 1	
COMMENTS	·	G P I C R N	M D A E R F
SEVERAL WOOD FENCE DOSTS	Walks		V
- AND SLOTS AT THE WEET	Steps		C T
- GENCE LINE ONE DROVEN	Driveways		^
AND LOBSE	Fences	X	
	Retaining walls		
THE GARE NEWS THE CE	Grading		
- CORNER GE THE CARAGE	Swales	X	
TRAIS ON THE WAY KINDY	Stairwell drain		
- VICTOR ON THE CONTRACT	Window wells		
THE OUTBYILDINGS WERE NOT			
	Surface drain	XIII	
WALKSASPHANCONCRETE _ BrickGravel Other	OM THE 11	15pec	ION
Common Cracks Large Cracks Heaving/settling Trip hazards Asphalt ero	ded in places		
STEPSConcreteWoodMetalBrick Other L	E		
Earth to wood contact notedApparent moisture damageDamagad/loose.			
	YALKWA	V And	-
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Common crecksLarge cracksHeaving/settlingTrip hazardsPotholes notedRecommendRecommend	sealan		
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	ner		
Few/many loose rotted posts Loose/cracked/missing blocks Few/many missing/toose boards Wrought iron rul Gate needs adjustment/repair Apparent moists	Deponos de de la constante		
Appending model	irovineuci damage		
	·		
RETAINING WALLSConcreteBlockTimborStoneMasonry	Other	 	
Common cracksCommon displacementNo weep holes ofLarge cracksLarge displacementMoisture damag	Not Not	plumb	
Large cracksLarge displacementMoisture damag			
			
SURFACE WATER CONTROL	•		
Grade elopes toward foundation Poor drainage apparent Earth to wood o	ontact Fau	ulty grading appar	ent
	•		
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THE PARTY AND PARTY OF THE PART			

ROOF		A N N M D C P I A E C R N R F
COMMENTS	Roofing # 1	
COMMENTS	Roofing # 2	
	Roofing # 3	
	Roofing # 4	
	Flashing	
	Skylights	
	Chimneys	
	Gutters	V.
	Downspouts	
IT IS IMPOSSIBLE TO CONCLUSIVELY DETERMINE IF A ROOF LEAKS UNLESS IT IS RATING OF "ACCEPTABLE" IS BASED ON THE AGE AND GENERAL USEFULNESS OF EVIDENCE OF LEAKS OR MAY SOON DEVELOP LEAKS. HOWEVER, SUCH A ROOF ACCEPTABLE SERVICE WITHIN THE LIMITS OF ITS AGE. ROOFING		
MATERIAL/LOGATION LAYERS INSPE	CHOMMETHOD	PPROX DESIGN AGE LIFE
ROOFING # 1 COMPOSITION 1	Vadder at eaves Varound 3	578 3000
FIGORIUS	ladder at eaves	-70 m 30 x
ROOFING #3 UPPER CEYELwalked on	ladder at eavesground	
ROOFING # 4walked on	iadder at eavesground	
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 treet Roof partially obscured by debris/snow/vegetation	
All the transfer of the same o	Other opparent improper installation	Exposed nails in flashing
SKYLIGHTS Apparent imprepor installation	Evidence of leaks	
CHIMNEYSBrickStone \(\sum_{Metal} \) Other \(\sum_{Metal} \)	FRAMES	
Recommend recaulking along joint Loose bricks Apparent substandard height Missing/deteriorated mortar Apparent out of plumb	Separation from structure Flue appears unlined	
GUTTERS, DOWNSPOUTS, EXTENSIONS		
Loose gutters/downspouts Gutters/downspouts clogged Damaged gutters/downspouts Gutters sagging Evidence of loaks — Apparent Improper slope	Moderate/excessive corros Gutter/downspout missing No extensions/splash block	

EXTERIOR SURFACE		A N	N M D
	4	CR	NRF
COMMENTS	Siding # 1		113
- 11/2 WOOD SIDING TRIM	Siding # 2		
MULLINGE DANNIED	Windows		
	Soffits/Fascia		
	Exterior Doors		7
	Shutters/Awnings	V	
SIDING MATERIAL: Siding #1 SIDING Siding #2 PRICE Siding LOCATION: Common Cracks Apparent moisture damage Touch up/or			
La/ge/unusual cracks Damaged/loose siding Patching ho	verall painting recommer les/cracks/gaps recommon on obscured by vegetati	nended	
PORCHES, DECKS, PATIOS			
COMMENTS THE WOOD STAIRS AT THE	Porches	CPI	N M D I
- SOUTH WALL OF THE HOUSE	Decks	X	
- APPEAR MOISTURE DAMAGED	Patios	Y	
	Balconies	N	
PORCHES Apparent settling Loose support posts/pillars/railings Apparent comparent continues Apparent comparent comp	amaged flooring amage	7	
DECKS No/low clearance/surface coverNo footings evidentApparent damagePopped nails/loose boardsLoose/missing handrailePoor earth-to-wood clearanceApparent cracked/broken/sagging			oist hangers
PATIOS Concrete Brick Flagstone Tile Other Common/large cracks Lifting/settling Tripping hazard	C	overed/could	I not inspect
BALCONIESLoose/missing handrail Apparent damage Sagging/loose floor Apparently	not bolted to house	No joi	st hangers

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KITCHEN		ANNMD
		CRNRF
COMMENTS	Ceiling/walls	
1 THE HUT WATER	Floor	
DISPENSER WAS FOUND	Doors/windows	
OPERAPLE	Sink/cabinets	
	Appliances	
	Disposal	
	Dishwasher	
	Ventilator	
	Built-ins	
		/1
Annual Control of the		
Uneven/sloped Few/many vinyl tears/gouges Cupping/t Cracked/broken tiles Major/minor carpet damage Loose/upi DOORS/ WINDOWS Windows: Double hung Casement Sliding Fixe Dual pane appears fogged Door/window inoperative Missing/di	bucking wood Ful iffed tiles Spa ed Other amaged hardware	Il inspection abstructed angy/bouncy
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	Fireplace/elc.
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- Abbarant be	Full inspection obstructed by furnishings
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Unever/sloped Few/many vinyl tears/gouges Cupping/bu Cracked/broken tiles Major/minor carpet damage	cking wood Apparent moisture damage
Cracked/broken tilesMajor/minor carpet damageLoose/uplift	led tiles
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Cracked/broken glass Door damaged/delaminated Evidence of	naged hardware
	
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ROOM FAMILY ROOM	Ceiling Walls
ROOM FAMILY ROOM (Location)	Ceiling Walls Doors
ROOM FAMILY ROOM (Location)	Ceiling Walls Doors Floor
ROOM FAMILY ROOM (Location)	Ceiling Walls Doors
ROOM FAMILY ROOM (LOCALION) COMMENTS CONDENSATION STAINS NOTED BETWEEN THE GASS PANES OF THE TWO SUIDING WINDOWS	Ceiling Walls Doors Floor
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		Floor	
		Fireplace/etc.	
		Outlets/switche	s
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	(Location) EAST	Ceiling Walls Doors Floor	CPIA
	(Location)	Ceiling Walls Doors Floor Windows	C P I A C R N R
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	Fireplace/etc.
	Outlets/switches
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			Floor	1 2
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	Sheet viny! Wood Ce	ramic tile	Other	-
Unever/sloped Cracked/broken tiles	Few/many viny! (ears/gouges	Cupping/buci	ing wood Asses	rent moisture damage
Uracked/broken tiles -	Major/minor carpet damage	Loose/uplifted		
DOORS/ WINDOWS Windows:	Double hung Casement X	Actal -		
		, Sliding Fixed	Other	
Dual pane appears fooged Cracked/oroken glass	Door/window inoperative Door damaged/delaminated	Missing/dama	ged hardware	
	book delinaged/delaminated	Evidence of le	akage	
				
ROOMGF	CICE			
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COMMENTS CEILING/ WALLS Cailing · Walls · Wa	Drywaii Plaster Acoustic s Drywaii Plaster Wallpaper Apparent moisture stains Damaged/loose baseboard/paneling	Apparent dan Apparent pati	Walls Doors Floor Windows Outlets/switches Proper Dage Outle Ching Full in by hore	DUSWICH appears defective inspection obstructed furnishings
CEILING/ WALLS Cailing Walls - Common cracks Large/unusue/ cracks FLOOR Carpet Vinyi ti Unever/sloped Cracked/broken tiles	Drywaii Plaster Acoustic s Drywaii Plaster Walipaper Apparent moisture stains Damaged/bose baseboard/paneling Sheet viny! Wood Ce	Apparent dan Apparent pau Apparent pau Curpning/buc	Walls Doors Floor Windows Outlets/switches Proper Dage Outle Ching Full in by hore	DUSWICH appears detective inspection obstructed furnishings
CEILING/ WALLS Cailing Walls - Common cracks Large/unusus/ cracks FLOOR Carpet Vinyi ti Uneven/sloped Cracked/broken tiles	Drywall Plaster Acoustic s Drywall Plaster Wallpaper Apparent moisture stains Damaged/loose baseboard/paneting Sheet vinyl Wood Ca Few/many vinyl tears/gouges Major/minor carpet damage	Apparent dan Apparent pau Apparent pau Cupping/buc Loose/upirite	Walls Doors Floor Windows Outlets/switches Prinage Outle thing Full in by h Mer Kling wood Appa d tiles	DUSWICH appears defective inspection obstructed furnishings
CEILING/ WALLS Ceiling Walls - Common cracks Large/unusual cracks Large/unusual cracks FLOOR Carpet Vinyi ti Unever/sloped Cracked/broken tiles DOORS/ WINDOWS Windows	Drywall Plaster Acoustic s Drywall Plaster Wallpaper Apparent moisture stains Damaged/loose baseboard/paneting Sheet vinyl Wood Ca Few/many vinyl tears/gouges Major/minor carpet damage	Apparent dan Apparent pati Apparent pati Cupping/buc Loose/upirte	Walls Doors Floor Windows Outlets/switches PrOutle Ching Full if by h Mar Appa Cither	DUSWitch appears defective inspection obstructed furnishings
CEILING/ WALLS Ceiling Walls -	Drywall Plaster Acoustic s Drywall Plaster Wallpaper Apparent moisture stains Damaged/loose baseboard/paneting Sheet vinyl Wood Ca Few/many vinyl tears/gouges Major/minor carpet damage	Apparent dan Apparent pati Apparent pati Cupping/buc Loose/upinte Sliding Fixed Missing/dam	Walls Doors Floor Windows Outlets/switches Age Outle Ching Full if by h Outlets Other Apparaged hardware	DUSWICH appears defective inspection obstructed furnishings
CEILING/ WALLS Ceiling Walls -	Drywall Plaster Acoustic s Drywall Plaster Wallpaper Damaged/loose baseboard/paneling Sheet vinyl Wood Ce Few/many vinyl tears/gouges Major/minor carpet damage	Apparent dan Apparent pati Apparent pati Cupping/buc Loose/upirte	Walls Doors Floor Windows Outlets/switches Age Outle Ching Full if by h Outlets Other Apparaged hardware	DUSWICH appears defective inspection obstructed furnishings
COMMENTS Ceiling - Walls - Wa	Drywall Plaster Acoustic s Drywall Plaster Wallpaper Damaged/loose baseboard/paneling Sheet vinyl Wood Ce Few/many vinyl tears/gouges Major/minor carpet damage	Apparent dan Apparent pati Apparent pati Cupping/buc Loose/upinte Sliding Fixed Missing/dam	Walls Doors Floor Windows Outlets/switches Age Outle Ching Full if by h Outlets Other Apparaged hardware	DUSWICH appears defective inspection obstructed furnishings

ROOM	AUNDRY ROOM		ANNMD
	(Location)		CRNAF
COMMENTS		Ceiling	11-1-1-1
		Walls	
		Doors/Windows	
		Floor	
		Fireplace/etc.	
		Outlets/switches	
CEILING/.WALLS Ceiling: Walls: Common cracks Large/unusual cracks	Onywall Plaster Acoustic spra Drywall Plaster Wallpaper Apparent moisture stains Darnaged/loose baseboard/paneting	Paneling OtherOutle Apparent damageOutle Apparent patchingFull i	eVswitch appears defective inspection obstructed
FLOOR Carpet Vir Unever/sloped Cracked/broken tiles	Sheet viny1 Wood Cera Few/many vinyl tears/gouges Major/minor carpet damage	Complete Street	Lent moisture damage
DOORS/ WINDOWS Winds Dual pane appears togged Cracked/broken glass	Door/window inoperative Door damaged/detaminated	Missing/damaged hardware Evidence of leakage	
ROOM	(Location)		ANNMD
COMMENTS		0.11	CRNH F
		Ceiling	╶ ╎ ╸┨╸ ┼╾┼╾┼╾┥
		Walls	
		Doors	
		Floor	
		Windows	
		Outlets/switches	
Common cracks Large/unusue/ cracks	Drywaii Plaster Acoustic sp Drywaii Plaster Walipaper Apparent moisture stains Darmaged/loose baseboard/paneling	Apparent damageOutlingEuiling	eVswitch appears defective inspection obstructed furnishinge
FLOOR Carpet Vii Unevervisioped Cracked/broken tiles	Few/many vinyl tears/gouges Major/minor carpet damage		arent moisiure damage
DOORS/ WINDOWS Wind Dual pane appears togged Crecked/oroken glaza			
Contract Contract Plant 2	Door damaged/delaminated	Missing/damaqed hardware Evidence of leakage	•

BATHROOM LOUSE LEVEL HALL (Location)	[7] [1] [1]
COMMENTS	CPIAE
	Ceiling
•	Walls
	Doors
	
	Floor Windows
	- X
	Toilet/sinks Tub/shower
	Ventrian
SUPPLY VALVES BELOW SINKS AND TOILETS ARE NOT OPERATED AS THEY ARE PRONE TO LOFUSE. DETERMINING WATERTIGHTNESS OF SHOWER PANS, ETC. IS NOT WITHIN THE SCO	
CEILING/ WALLS Ceiling	Full inspection obstructed
DOORS/ WINDOWS Windows: Double hung Casement Sliding Fixed Dual pane appears fogged Door/window inoperative Missing/damaged Cracked/broken glass Door damaged/delaminated Evidence of leak.	Other d hardware age
FIXTURES/ CABINETS/ COUNTERS	
Restricted view below sink Sink loose from wall/cabinet Sink cracked/chipped/damaged Corrosion en/under sink/drain Sink stained/discolored Sink drains ::lowly Sink drain steppers to leak Sink drain steppers incorrosion.	I lank/cover cracked I seat loose/broken I wear/damage to counters/cabinots I wear/damage to counters/cabinets I wear/damage to counter I was loosed to counter to counter
TUB/SHOWER	
Minor/excessive corrosion notedCracked/broken tiles notedShowLow water volume notedUnabCaulking needed along baseLow water volume notedUnab	rent shower pan leak rer door difficult to operate le to determine if tempered glass lygrout needed on shower walls pool/jets not operative/tested
VENT/FAN	
	emental heater installed or appears defective/inoperative

BATHROOM MASTE	R			IAIN	l N l	wlo
(Location)			•	CP	1 1	AE
COMMENTS				CR	N	R F
70100	- 15 Louse	LY C	eiling	X		- ` ,
- SECURED TO T	AR FLOUR		/alis	X _	-	
		<u>D</u>	oors	N.		
		<u>F</u>	ioor	2		
		<u>v</u>	/indows	₹		
			oilet/sinks			C
			ub/shower	V		A
- N			ent/fan	G		
Common cracks Apparent moist	Plaster Acoustic spray Plaster Wallpaper / 1 ure stains Apple	IN THE SCOPE C	OF THIS INSPECTION The second	ON	factive	•
	ung Casement Sliding operative Mis	pping/buckling wo ose/uplifted tiles Fixed sing/damaged had dence of leakage	Other	······································	dama	
Sink loose from wall/cabinet Toilet Sink cracked/chipped/damaged Toilet Corrosion or/under sink/drain Toilet Sink stained/discolored Cauki Sink drains slowly Sink drain appears to leak Sink drain stopper inoperative Toilet	t fixtures corroded/leaking does not flush properly runs continually lank loose ag recommend around toilet base bilet wax seal recommended to evident around toilet bow/base cracked thas constant drop	Toilet sea Minor wei Moderate Heavy we Cabinet h	K/cover cracked It loose/broken ar/damage to count wear/damage to coun ardies/latches miss juides needed around	eunters/cab lers/cabine eng nenVrepair	nels	·—-
TUB/SHOWER						
Minor/excessive corrosion noted Crack Caulking needed along base Low w Faucet appears to leak Const: Valves operate with difficulty Drain:	re damage at floor/wall ed/broken tiles noted ater volume noted ant dripping at spout stopper inoperative ent slow draining	Shower d Unable to Caulk/gro	shower pan leak oor difficult to operal determine if tempel ut needed on show jets not operative/re	ed glass		
VENT/FAN OPERABLE	V3117105			<u> </u>		_
	nisy/slow rovided by central system		ntal heater installed pears defective/ino			

BATHROOM	V(Location)	VORTH 3EDROOM CPHAE
COMMENTS		357/COM CPHAE
		Ceiling
		Walls X
		Doors
		Floor
		Windows
		Toilet/sinks
		Tub/shower
SUPPLY VALVES BELOW SINKS AND	TOU FTS ARE NOT ORGRATED AS TURN AD	PRONE TO LEAK DUE TO HARD WATER AND LACK
Common cracks Large/unusual cracks	Damaged/loose baseboard/panelingAr	pparent damage Electrical outlet defective parent patching Full inspection obstructed by furnishings
Uneven/sloped Cracked/broken tiles DOORS/ WINDOWS Windows: Dual pane appears logged	Major/minor carpet damage Lo Double hung Casement Million Door/window inoperative Million	Other Apparent moisture damage wose/uplifted tiles Fixed Other Ssing/damaged hardware idence of leakage
FIXTURES/ CABINETS/ COUNTERS		
Restricted viow 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 Cauking recommend around toilet base New toilet wax seal recommended Moisture evident around toilet Toilet bow/base cracked Faucet has constant drop	Toilet lank/cover cracked Toilet seat loose/broken Minor wear/darnage 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/cauking needed around counter
TUB/SHOWER		
Damage/doterioration 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 inoporative 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/tosted
THE SE	1750 BANGUE	3 WAS FOUND
VENT/FAN No exhaust tan	ABLE	
Fan not operational	Fan noisy/slow Heat provided by central system	Supplemental heater installed Heater appears defective/inoperative

BATHROOMU	DAR LEVEL	BEDROOM CPIA
COMMENTS		C R N R
		Ceiling
		Walls
		Doors
		Floor
		Windows
		Toilet/sinks
		Tub/shower
		Ven∪fan
CEILING/ WALLS Ceiling Walls:	Drywall Plaster Acoustic spray Drywall Plaster Wallpaper Apparent moisture stains Ap	Other
Unever/sloped		Other
Dual pane appears fogged Cracked/broken glass [Double hung Casement	Ssing/damaged hardware idence of leakage
FIXTURES/ CABINETS/ COUNTERS		
Restricted view below sink Sink loss of from wall/cabinet Sink cracked/chipped/damaged Corrosion or/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 Cauking recommend around toilet base New toilet wax seal recommended Moisture evident around toilet Toilet bow/base cracked Faucet has constant drop	Toilet lank/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/cauking 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 it tempered glass Caulk/grout needed on shower walls Whirlpool/jets not operative/rusted
VENT/FAN CO	ESTAD BAILTUG	3 WAS FOUND
No exhaust ten	era sue	
Fan not operational	Fan noisy/slow Heat provided by central system	Supplemental heater installed

PLUMBING	to the landard of
I FAMPILA	C P N R F
COMMENTS	
THE WATER HEATER IS	Water Pipes
NOT DROPERLY BRACED	Drain Pipes
FOR EXPLINANCE SAFETY	Vent Pipes
	Laundry Tub
	Tub Pump
	Pressure
	Water Heater
	Exhaust
WATER SOURCE: VPHBLIC CRIMATE	Relief Valve
CEIMA OF OFFICE	•
WATER SERVICE ON: YES NO	
WATER MA:N/PIPES MAIN: Galvanized Copper PVC; Other:	
PIPES: Galvanized Copper PVC; Other:	
Some/most plumbing concealed	Hose faucet damaged/inoperative/leaking
Suppling recommended	Hose faucet not self draining These faucet not self draining
Valve corrected/inoperative Copper/galvanized contact noted	
Cast iron Gaivanized Lead Plastic Someomost plumbing concealed Cracked pipe Moderate neary corresion noted No/negative fall No apparent/covered floor drain	Undatermined Apparent leaks No accessable cleanouts
Energy sources provided:Gas	
WATER HEATER	
Heater LOCATION SIZE FUEL AGE The inspector does	off. Heater inaccessable s not restore utilities or light pilots. Inspections with
13 STATES SO GALCES SPES OPERATED as they a	are very limited. TPR valves and drains are not are prone to leak following testing. The remaining er heater cannot be prediction.
Apparent loak noted Rust flakes on/around burner	Apparent insufficient ventilation Access cover missing Corresion on connectors Copper/flexible gas supply line

	•	
LECTRICAL		ANNM
		CRNR
OMMENTS	in a market	Service
- JWO KNOG	A CONTRACTOR AND	Main panel
10 11/6 3	43 PANE ME	Sub panels
		Ground
		Wining
		GFI's
		Smoke detector
•		
Deteriorated weatherneed connection Missing/loose/damaged weatherneed ANELS LOCATION MAIN PANEL: SUB PANELS: SERVICE SIZE: COPPER ALUMINUM Double tapping noted Apparent overfusing Open ended uncapped wires	Damaged/frayed drip loops # of 220V circuits # of 220V circuits Size could not be determined with certainty/no Appears outdated by current standards/upgrad No/insufficient panel clearance Co	
Ground rod/water line ground No apparent grounding system Loose clamp at rod/water line	No bypass around water meter Ad	ditional GFI putlets recommended FI outlet defective
MIRING Branch wiring: copper "knob and tube" wiring noted Exposed wirevermination/splice	Damaged/corroded conques c	ubtobet witing Thosed witing Be breveured view of imblobat/exbosed witing
	g present unique safety concerns. "Knob and lub" wiri specially rated connectors and installation techniques.	
	A_N	
***************************************		and the state of t
LIGHTS/OUTLETS A RANDOM SAMPLE OF ELECTR STRUCTURE. NOT ALL: OUTLETS	ICAL OUTLETS AND SWITCHES ARE INSPEC S AND SWITCHES ARE NECESSARILY ACCE OVERED ARE NOTED ON THE INSPECTION F	SSABLE TO THE INSPECTOR. ANY

App	t light pilots. Inspectively detect heat as the system. TYPE TYP	FUEL CSAS LE CSAS	Operation Draft Confi Exhaust S Distributio Fuel tank/ Thermosta Blower Humidifier Heat exch Relief Vah Circulator Air Conditi APPROX BTUS 3,000 Closed unt/unable	anger Pump oning	PROX AGE	Z P R	DESI LIF 2	
LOCATION LOCATION ATRICLE SOUTH AND	t light pilots. Inspectively detect heat as the system. TYPE TYP	FUEL CSAS LE CSAS	Draft Context States St	anger Pump oning	PROX		DESI	GN
LOCATION LOCATION ATRICLE SOUTH AND	t light pilots. Inspectively detect heat as the system. TYPE TYP	FUEL CSAS LE CSAS	Draft Confection Exhaust S Distribution Fuel tank/ Thermosts Blower Humidifier Heat exch Relief Value Circulator Air Condition APPROX BTUS 90 1000	anger Pump oning		34.		
LOCATION LOCATION ATRICLE SOUTH AND	t light pilots. Inspectively detect heat as the system. TYPE TYP	FUEL CSAS LE CSAS	Exhaust S Distribution Fuel tank/ Thermosta Blower Humidifier Heat exch Relief Value Circulator Aur Condition APPROX BTUS	anger ye pump oning		34 35 A		
LOCATION LOCATION ATRICLE SOUTH AND	t light pilots. Inspectively detect heat as the system. TYPE TYP	FUEL CSAS LE CSAS	Distribution Fuel tank/ Thermosta Blower Humidifier Heat exch Relief Value Circulator Aur Condition APPROX BTUS 901000	anger re pump oning		34. 23.		
LOCATION LOCATION ATRICLE SOUTH AND	t light pilots. Inspectively detect heat as the system. TYPE TYP	FUEL CSAS LE CSAS	Fuel tank/ Thermosta Blower Humidifier Heat exch Relief Valuator Air Condition APPROX BTUS 901000	anger re pump coning		25 25		
LOCATION LOCATION ATRICLE SOUTH AND	t light pilots. Inspectively detect heat as the system. TYPE TYP	FUEL CSAS LE CSAS	Thermosta Blower Humidifier Heat exch Relief Value Circulator Aur Condition APPROX BTUS 901000	anger re pump oning		2s		
LOCATION LOCATION ATRICLE SOUTH AND	t light pilots. Inspectively detect heat as the system. TYPE TYP	FUEL CSAS LE CSAS	Blower Humidifier Heat exch Relief Value Circulator Air Condition APPROX BTUS 901000	anger re pump oning AP		35		
LOCATION LOCATION ATRICLE SOUTH AND	t light pilots. Inspectively detect heat as the system. TYPE TYP	FUEL CSAS LE CSAS	Humidifier Heat exch Relief Valv Circulator Air Conditi APPROX BTUS 901000	anger re pump oning AP		34		
LOCATION LOCATION ATRICLE SOUTH AND	t light pilots. Inspectively detect heat as the system. TYPE TYP	FUEL CSAS LE CSAS	Heat exch Relief Valve Circulator Air Condition APPROX BTUS 901000	anger re pump oning AP		35		
LOCATION AND SECURITY SOLD AND SECURITY SOLD AND SECURITY SOLD Basable Elec App	TYPE	FUEL CSAS LE CSAS	APPROX BTUS 901000	pump poning AP		34.		
LOCATION AND SECURITY SOLD AND SECURITY SOLD AND SECURITY SOLD Basable Elec App	TYPE	FUEL CSAS LE CSAS	APPROX BTUS 901000 351000	oning AP		34 35		
LOCATION NIRRIUR POR SOUT POR SOUT BABBIO Elec App	TYPE FURTH AIR TORICAL TORICAL Caronic ignition mark parent improper insu	CSAS UE GAS	901000 35,000	AP,		38		
NARRIUR POR SCUT POR SCU	PURLAGE AND	CSAS UE GAS	90,000 35,000	7 1		35 35		
NARRIUR POR SCUT POR SCU	PURLAGE AND	CSAS UE GAS	90,000 35,000	7 1		35		
Sable _ Elec	ctronic ignition math	CE GAS		7 /2	5 Y!	32 31	2 2	<u> </u>
App	ctronic ignition math	inctions		7 j=	7 Y	41 25	<u>z</u>	<u> </u>
App	arent improper insta	inctions						
App	arent improper insta	inctions	Closed week washing			1_		
Reconsible App	commend clean and clean are clean and clean are clean ar	ual noise	Unusual flame patit Flame fluctuates wi Rust flakes in comb Moderate/excessiv Apparent insufficier	nen fan coi xustion cha	mes on umber			
ducts Add	derate/excessive du litional strapping rec	ICI COFFOSION	Missing/damaged/ii	mproper si	i Ze filler			
COULD NOT	BE OPERATED, C	OUTSIDE TEMPERA	TURE WAS TOO LOV	٧				
LOCATION	TYPE	FUEL	APPROX RTII	. 1		T		
OBT. H EXTERIO	RCANGR	5 7		ر ا	NGE	+	LIF フハ	E Ua
		100-01	LION	1/2	7,03	+	<u> </u>	ZK
			Apparent freor/con Outside unit not lev	densale lir	ve leaks	<u> </u>		
	LTERS FILT Mode Add COULD NOT LOCATION CRAHER CO	TERS FILTER:Electron Moderate/excessive duAdditional strapping recAir leaks at joints COULD NOT BE OPERATED, C LOCATION TYPE ORTHORIZED CONDENSE AIRTON Obsi	TERS FILTER:Electronic \(\) Disposable Moderate/excessive duct corrosion Additional strapping recommended Air leaks at joints COULD NOT BE OPERATED, OUTSIDE TEMPERA LOCATION TYPE FUEL ORTHORIOR FUEL	TERS FILTER:Electronic \(\) Disposable Moderate/excessive duct corrosionMissing/damaged in Missing/damaged in Missing	TERS FILTER:Electronic \(\) Disposable Moderate/excessive duct corrosion Missing/damaged register gril Additional strapping recommended Missing/damaged/improper st Air leeks at joints Missing/damaged finer clip COULD NOT BE OPERATED, OUTSIDE TEMPERATURE WAS TOO LOW LOCATION	TERS FILTER:Electronic	TERS FILTER:Electronic \(\) Disposable Moderate/excessive duct corrosionMissing/damaged register grill Additional strapping recommendedMissing/damaged/improper size filter Air leaks at jointsMissing/damaged filter clip	TERS FILTER:Electronic \(\) Disposable

FOUNDATION/STRUCTURE		ANNMO
COMMENTS		CRNAF
	Foundation	
	Beams	
	Bearing Walls	.4
	Joists/Trusses	
	Piers/Posts	
	Floor/Slab	
	Sump/Sump Pum	, Ay
	Heat	
FOUNDATION		,,,
BASEALEINT None/partial BlockPoured concreteBrickStoneNone-partial CommonNarge tracksNo ventsNo vent	SLAB V None/partal/g Commentered Large crecke Unevervisioned Small/large are	rus d Roors
STRUCTURE	Sump pump ap	oberste iuobekspine
Evidence of ongoing foundation water penetration can easily be concealed, either intentionally or unhas been a dry juriod prior to the inspection, evidence of past water penetration may not be visible	intentionally by a home occi or detectable.	upant. Furtner, if there
	namina i propinski site i cambo suboboski	
DOORS, STAIRS, HALLWAYS	•	ANNMO
•	,	C P I A E
•	Extense Doors	
COMMENTS	Extenor Doors	CPIAE
COMMENTS	Intenor Doors	CPIAE
COMMENTS	Interior Doors Entryway	CPIAE
COMMENTS	Intenor Doors	CPIAE
COMMENTS	Intenor Doors Entryway Starrs	CPIAE
	Intenor Doors Entryway Starrs	C P I A E
DOORS	Intenor Doors Entryway Starrs	C P I A E
DOORS	Intenor Doors Entryway Stairs	CPIAE

ATTIC		ANNMD
COMMENTS		CRNRF
	Framing	
	Sheathing	
	Ventilation	
	Attic fan	
	Whole house fan	
	Insulation	
METHOD OF INSPECTION:None/no accessComplete accessLimited access(EVIDENCE OF ONGOING WATER PENETRATION?yesno, Location: Water penetration can be conclusively determined only if it is raining at the time of inspection. Dry FRAMING/ SHEATHINGCracked/broken/sagging structural memberEvidence of moistureCracked/damaged/missing access panel		yesno
VENTILATION/ ATTIC FAN/ WHOLE HOUSE FAN No/minimal ventilation Torn/missing vent screens Vents blocked Dryer/ exhaust fans vented into attic	Fan inoperative Fan is slow/noisy	
Batt/roli Loose fill Rigid board, other: No moisture barrie	er apparent	
GARAGE		ANNMD
		A N N M D C P I A E C R N R F
· · · · · · · · · · · · · · · · · · ·	Door	CPIAE
	· · · · · · · · · · · · · · · · · · ·	CPIAE
· · · · · · · · · · · · · · · · · · ·	Door opener	CPIAE
	· · · · · · · · · · · · · · · · · · ·	CPIAE
GARAGE	Door opener Ceiling/walls	CPIAE
	Door opener Ceiling/walls Floor Condition	C P I A E
DOOR/DOOR OPENER	Door opener Ceiling/walls Floor Condition Iding automatic reverse) Window cra	C P A E C R N R F
DOOR/DOOR OPENER Automatic opener	Door opener Ceiling/walls Floor Condition ding automatic reverse) Window cra Full inspe Outlet da.	C P I A I
DOOR/DOOR OPENER Automatic opener	Door opener Ceiling/walls Floor Condition Window cra ———————————————————————————————————	C P I A E C R N R F
DOOR/DOOR OPENER	Door opener Ceiling/walls Floor Condition Window cra ———————————————————————————————————	C P A E C R N R F