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INSPECTION DATE: April 15, 2021

REPORT NUMBER: A71271

CLIENT: Arrienne Bright & Matthew Vaughan

PROPERTY INSPECTED: 692 E L Street
Benicia, CA 94510

The property inspected is a 3 bedroom, 3 bath single family home. The weather at the commencement of the inspection was clear with a temperature reading of approximately 51 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) with a partial slab-on-grade foundation. 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.

ROOF SYSTEM

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

The roof surface is constructed of composition shingles. The estimated age of the roofing material is 10 to 15 years.

Maintenance issues:

1. A moderate granule loss to several roofing shingles was noted at the South roof exposure. Suggest the roof be further inspected by a licensed roofing contractor and be repaired as found needed. (See Photo #1)
2. Tree branches are in contact with the roof. Suggest the tree branches be trimmed away from the roof by a qualified licensed contractor. (See Photo #2)
3. The gutter at the West wall of the house leaks at the seam. Suggest the seam be sealed with an exterior grade caulking material by a qualified licensed contractor. (See Photo #3)

ATTIC LEVEL

The attic area is adequately ventilated and well insulated with a polystyrene loose fill insulating material.

Maintenance issues:

1. One truss in the attic near the attic access opening is cracked. Suggest the damaged truss be repaired by a qualified licensed contractor. (See Photo #4)

ELECTRICAL SYSTEM

The electrical system is a 125 AMP service. The service entrance panel is located at the East exterior and the sub panel is located at the garage interior. Overload protection is provided by circuit breakers.

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

Maintenance issues:

1. The electrical outlets at the kitchen are not ground fault protected. Suggest the GFCI electrical outlets be installed by a qualified licensed contractor. (Safety Concern, See Photo #5)

PLUMBING SYSTEM

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

Maintenance issues:

1. The rain guard to the dryer vent opening at the West wall of the house is missing. Suggest a rain guard be installed by a qualified licensed contractor. (See Photo #6)

DOORS

Maintenance issues:

Kitchen

1. The self-closing door hinge to the fire door between the kitchen and garage is inoperable. Suggest the self-closing door hinge be repaired or replaced by a qualified licensed contractor as found needed to maintain a fire barrier between the garage and house interior. (Safety Concern, See Photo #7 and Photo #8)

Upper Level SW Bedroom

1. The strike plate to the entry door is missing. Suggest a strike plate be installed by a qualified licensed contractor. (See Photo #9)

Hall Bathroom

1. The strike plate to the entry door is missing. Suggest a strike plate be installed by a qualified licensed contractor. (See Photo #10)

Master Bathroom

1. The entry door strikes the toilet when opening the door. Suggest a hinge-pin door stopper be installed by a qualified licensed contractor. (See Photo #11)

GARAGE DOOR

Maintenance issues:

1. The garage door opener is inoperable. Suggest the garage door opener be repaired or replaced by a qualified licensed contractor as found needed. (See Photo #12)

LOTS & GROUNDS

Maintenance issues:

1. Several bricks at the walkway near the driveway are uneven from apparent tree roots. Suggest the walkway be repaired by a qualified licensed contractor. (Trip Hazard, See Photo #13)
2. The concrete walkway at the front entry is cracked and uneven from apparent tree roots and/or settling. Suggest the walkway be repaired by a qualified licensed contractor. (Trip Hazard, See Photo #14)

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

Certified Member of the National Association of Property Inspectors

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PHOTO #1



PHOTO #2



PHOTO #3



PHOTO #4



PHOTO #5



PHOTO #6



PHOTO #7



PHOTO #8



PHOTO #9



PHOTO #10



PHOTO #11



PHOTO #12



PHOTO #13



PHOTO #14

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

LOTS & GROUNDS

COMMENTS

SEVERAL BRICKS AT THE WALKWAY NEAR THE DRIVEWAY ARE UNEVEN FROM APPARENT TREE ROOTS

THE CONCRETE WALKWAY NEAR THE DRIVEWAY IS CRACKED AND UNEVEN

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

WALKS ___ Asphalt Concrete ___ Brick ___ Gravel Other _____

Common Cracks ___ Large Cracks ___ Heaving/settling ___ Trip hazards ___ Asphalt eroded in places

STEPS ___ Concrete ___ Wood ___ Metal Brick Other BLOCK

___ Earth to wood contact noted ___ Apparent moisture damage ___ Damaged/loose/missing handrails

DRIVEWAY ___ Asphalt Concrete ___ Brick ___ Gravel Other _____

___ Common cracks ___ Large cracks ___ Heaving/settling ___ Trip hazards
___ Potholes noted ___ Poor drainage ___ Asphalt eroded ___ Recommend sealant

FENCES ___ Chain link Wood ___ Wire ___ Wrought Iron ___ Masonry Other _____

___ Few/many loose rotted posts ___ Few/many missing/loose boards ___ Wrought iron rusted/corroded
___ Loose/cracked/missing blocks ___ Gate needs adjustment/repair ___ Apparent moisture/insect damage

RETAINING WALLS ___ Concrete Block ___ Timber ___ Stone ___ Masonry Other _____

___ Common cracks ___ Common displacement ___ No weep holes evident ___ Not plumb
___ Large cracks ___ 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
				X
	X			
	X			
X				
X				
		X		
				X
X				

COMMENTS

TREE BRANCHES ARE IN CONTACT WITH THE ROOF

THE GUTTER AT THE WALL OF THE HOUSE LEAKS AT THE SEAM

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	COMPOSITION SHINGLE	2	___walked on Xladder at eaves Xground	10-15 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

A MODERATE GRANULE LOSS NOTED TO SEVERAL ROOFING SHINGLES

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 WOOD FRAMED
- ___ Recommend recaulking along joint ___ Loose bricks ___ Separation from structure
- ___ Recommend cap/s park arrester ___ Apparent substandard height ___ Flue appears unlined
- ___ Missing/deteriorated mortar ___ Apparent out of plumb

GUTTERS, DOWNSPOUTS, EXTENSIONS

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

EXTERIOR SURFACE

COMMENTS

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

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

SIDING

MATERIAL: Siding # 1 WOOD SIDING 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 _____
- 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 ELECTRICAL
OUTLETS ARE NOT GROUND
FAULT PROTECTED

THE SELF-CLOSING DOOR
HINGE TO THE FIRE DOOR
IS INOPERABLE

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

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

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 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

THE REFRIGERATOR WAS FOUND OPERABLE

VENTILATION

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

ROOM LIVING ROOM
(Location)

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

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 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
X				
X				
X				
X				
X				

COMMENTS

Ceiling
Walls
Doors
Floor
Windows
Outlets/switches

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

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

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

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

DOORS/ WINDOWS Windows: ___ Double hung ___ Casement Sliding ___ Fixed ___ Other SLIDING GLASS DOOR

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

ROOM UPPER LEVEL SW BEDROOM
(Location)

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

COMMENTS

THE STRIKE PLATE TO THE ENTRY DOOR IS MISSING

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 ___
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 LOWER LEVEL FAMILY 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	<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 SLIDING GLASS DOOR

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

ROOM LOWER LEVEL 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/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 _____
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 _____
(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/buckling wood ___ Apparent moisture damage
___ Cracked/broken tiles ___ Major/minor carpet damage ___ Loose/uplifted tiles

DOORS/ WINDOWS Windows: ___ Double hung ___ Casement ___ Sliding ___ Fixed Other _____

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

BATHROOM

HALL
(Location)

COMMENTS

THE STRIKE PLATE TO THE ENTRY DOOR IS MISSING

	A	N	N	W	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
- 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/gauges
- 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

WINDOW NOT PRESENT

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

BATHROOM

MASTER
(Location)

COMMENTS

THE ENTRY DOOR STRIKES
THE TOILET

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
- 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/gauges
- 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

BATHROOM

LOWER LEVEL

(Location)

COMMENTS

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 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

ELECTRICAL

	A	N	N	M	D
	C	P	I	A	E
	C	R	N	R	F
Service	X				
Main panel	X				
Sub panels	X				
Ground	X				
Wiring	X				
GFI's					X
Smoke detector	X				

COMMENTS

THE ELECTRICAL OUTLETS
AT THE KITCHEN ARE NOT
GROUND FAULT PROTECTED

Service
Main panel
Sub panels
Ground
Wiring
GFI's
Smoke detector

SERVICE Overhead Underground Service disconnected at time of inspection

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

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

PANELS

	LOCATION	# of 220V circuits	# of 110V circuits	Breakers
MAIN PANEL:	<u>EAST EXTERIOR</u>	<u>1</u>	<u>0</u>	<u>1</u>
SUB PANELS:	<u>GARAGE INTERIOR</u>	<u>2</u>	<u>14</u>	<u>16</u>

SERVICE SIZE: 125 AMP Size could not be determined with certainty/no main breaker

COPPER ALUMINUM Appears outdated by current standards/upgrade advised

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

Apparent overfusing Unprotected panel openings Missing panel screws

Open ended uncapped wires Missing cover Scorched/overheated wires noted

GROUNDING/GROUND FAULT INTERRUPTERS (GFI's)

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

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

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

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

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

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

Both "knob and tube" and aluminum wiring present unique safety concerns. "Knob and tub" wiring is old, easily damaged and may eventually need replacement. Aluminum 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

THE RAIN GUARD TO THE DRYER VENT OPENING AT THE WEST WALL OF THE HOUSE IS MISSING

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"/>				

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: GARAGE

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	5 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
- 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

THE FURNACE WAS FOUND OPERABLE, THOUGH HAS EXCEEDED ITS DESIGN LIFE

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

A	N	N	N	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	<i>INTERIOR CLOSET</i>	<i>FURNACE AIR</i>	<i>GAS</i>	<i>80,000</i>	<i>34 YRS</i>	<i>20 YRS</i>
SYSTEM # 2						
SYSTEM # 3						

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

VENTING/COMBUSTION AIR

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

DISTRIBUTION SYSTEM/FILTERS

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

AIR CONDITIONING

___ COULD NOT BE OPERATED, OUTSIDE TEMPERATURE WAS TOO LOW

	LOCATION	TYPE	FUEL	APPROX BTUs	APPROX AGE	DESIGN LIFE
SYSTEM # 1	<i>N/A</i>					
SYSTEM # 2						

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

FOUNDATION/STRUCTURE

COMMENTS

Foundation	X				
Beams	X				
Bearing Walls	X				
Joists/Trusses	X				
Piers/Posts	X				
Floor/Slab	X				
Sump/Sump Pump	X				
Heat	X				

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

FOUNDATION

BASEMENT

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

CRAWL SPACE

- Non/partial
- Not/Blocked access
- No vents
- Vents blocked
- Apparent moisture/no vapor barrier
- Areas inaccessible/concealed/uninspected

SLAB

- None/partial/parage 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
- Leaning/unsecured/missing posts/piers
- Excessive floor sloping
- 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

Exterior Doors					X
Interior Doors					X
Entryway	X				
Stairs	X				
Hallways	X				

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

DOORS

ENTRYWAY, STAIRS, HALLWAYS

ATTIC

COMMENTS

Framing					X
Sheathing	X				
Ventilation	X				
Attic fan		X			
Whole house fan		X			
Insulation	X				

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

THE GARAGE DOOR
OPENER IS INOPERABLE

Door	X				
Door opener					X
Ceiling/walls	X				
Floor	X				
WINDOW	X				

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