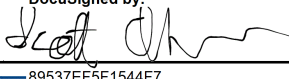




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INSPECTION DATE: May 9, 2023

REPORT NUMBER: A71271

CLIENT: Scott Ohlhausen

PROPERTY INSPECTED: 107 Glacier Cir
Vacaville, CA 95687

The property inspected is a 2 bedroom, 1 bath single family home. The weather at the commencement of the inspection was clear with a temperature reading of approximately 56 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.

Maintenance issues:

1. The inspection of the sub area was limited due to a low clearance between the floor framing and soil floor of the sub area and areas were inaccessible. Suggest the soil be excavated by a qualified licensed contractor as found needed to provide clearance and the sub area be further inspected. (See Photo #1)

FRAMING STRUCTURE

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

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

ROOF SYSTEM

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

The roof surface is constructed of composition shingles. The estimated age of the roofing material is 2 years. The roofing material is in an acceptable condition (as viewed from the roof eaves).

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

ATTIC LEVEL

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

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

ELECTRICAL SYSTEM

The electrical system is a 100 AMP service. The service entrance panel is located at the North exterior. 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 service entrance panel exposing the bus bar. Suggest the cover openings be sealed with knock out replacements by a qualified licensed contractor. (Safety Concern, See Photo #2)
2. The circuit breakers at the service entrance panel are partially labeled for identification. Suggest the circuit breakers be labeled by a qualified licensed contractor as found needed. (Safety Concern, See Photo #3)
3. The faceplate to the wall switch at the North Bedroom is missing. Suggest a faceplate be installed by a qualified licensed contractor. (Safety Concern, See Photo #4)
4. ROMEX wiring is exposed at the East wall of the garage interior. Suggest the wiring within 7 feet of the garage floor be housed within a protective raceway (behind wallboard) by a qualified licensed contractor to protect the wiring from physical damage. (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 discharge pipe to the water heater temperature/pressure valve terminates to the garage floor. Suggest the discharge pipe be extended to the garage exterior by a qualified licensed contractor. (Safety Concern, See Photo #6)

2. The bathroom sink faucet mixer valve is inoperable. Suggest the sink faucet be repaired or replaced by a qualified licensed contractor as found needed. (See Photo #7)
3. The bathtub faucet valve appears improperly installed and is difficult to operate. Suggest the bathtub faucet be repaired or replaced by a qualified licensed contractor as found needed. (See Photo #8)
4. The seams at the base of the bathtub surround are poorly sealed near the bathtub faucet. Suggest the seams be sealed with grout by a qualified licensed contractor as found needed. (See Photo #9)

HEATING & AIR CONDITIONING

Maintenance issues:

1. Sections of insulation at the ductwork in the sub area are torn and missing. Suggest the ductwork be further inspected by a licensed HVAC contractor and be repaired as found needed. (See Photo #10)

KITCHEN APPLIANCES

Maintenance issues:

1. The garbage disposal unit leaks and is inoperable. Suggest the garage disposal unit be replaced by a qualified licensed contractor. (See Photo #11)
2. The sink cabinet side panels and floor in the cabinet opening below the sink basin appear moisture damaged. Please refer to the structural pest report for additional comments and recommendations, if any. (See Photo #12)

GARAGE DOOR

Maintenance issues:

1. The garage door opener operating switch is difficult to operate (push button components appear worn). Suggest the operating switch be replaced by a qualified licensed contractor. (See Photo #13)

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 #14, Photo #15 and Photo #16)
2. The base of the support posts at the porch roof cover and roof cover above the overhead garage door appear moisture damaged. Please refer to the structural pest report for additional comments and recommendations, if any. (See Photo #17)
3. The base of the door jamb to the garage pedestrian door appears moisture damaged. Please refer to the structural pest report for additional comments and recommendations, if any. (See Photo #18)
4. The stucco above the sliding glass door and garage pedestrian door is cracked from apparent common settling. Suggest the cracks be sealed with an exterior grade caulking material by a qualified licensed contractor. (See Photo #19)
5. The paint at the roof eaves is weathered. Suggest the wood members be painted by a qualified licensed contractor to prolong the life of the wood. (See Photo #20)

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



PHOTO #1



PHOTO #2

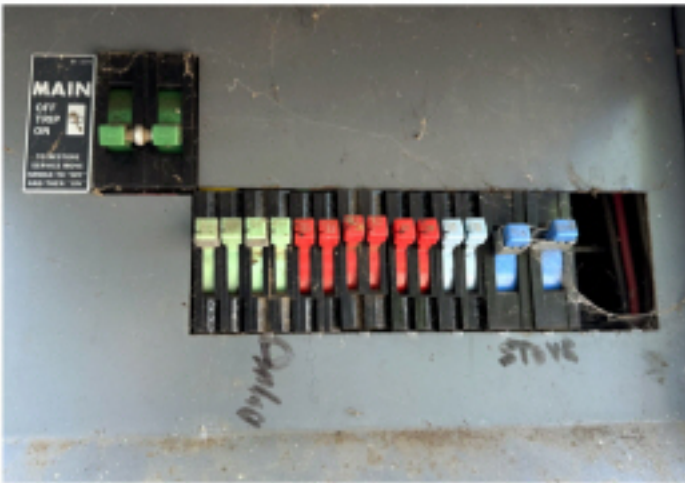


PHOTO #3



PHOTO #4



PHOTO #5



PHOTO #6



PHOTO #7



PHOTO #8



PHOTO #9



PHOTO #10



PHOTO #11



PHOTO #12



PHOTO #13



PHOTO #14



PHOTO #15



PHOTO #16



PHOTO #17



PHOTO #18



PHOTO #19



PHOTO #20

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

LOTS & GROUNDS

COMMENTS

THE STORAGE SHED WAS NOT INSPECTED AND IS EXCLUDED FROM THE INSPECTION REPORT

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

WALKS ___ Asphalt Concrete ___ Brick ___ Gravel Other _____
 Common Cracks ___ Large Cracks ___ Heaving/setting ___ Trip hazards ___ Asphalt eroded in places

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

DRIVEWAY ___ Asphalt Concrete ___ Brick ___ Gravel Other _____
 Common cracks ___ Large cracks ___ Heaving/setting ___ Trip hazards
 ___ Potholes noted ___ Poor drainage ___ Asphalt eroded ___ Recommend sealant

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

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

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

ROOF

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

COMMENTS

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

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

ROOFING

	MATERIAL/LOCATION	LAYERS	INSPECTION METHOD	APPROX AGE	DESIGN LIFE
ROOFING # 1	COMPOSITION SHINGLES	2	___walked on X ladder at eaves ___ground	2 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		

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

FLASHINGS/VALLEYS

- ___ Composition X 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 _____
 ___ 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 N/A

GUTTERS, DOWNSPOUTS, EXTENSIONS

- | | | |
|---|---|---|
| <input type="checkbox"/> Loose gutters/downspouts | <input type="checkbox"/> Gutters/downspouts clogged | <input type="checkbox"/> Moderate/excessive corrosion |
| <input type="checkbox"/> Damaged gutters/downspouts | <input type="checkbox"/> Gutters sagging | <input type="checkbox"/> Gutter/downspout missing |
| <input type="checkbox"/> Evidence of leaks | <input type="checkbox"/> Apparent improper slope | <input type="checkbox"/> No extensions/splash blocks |

EXTERIOR SURFACE

COMMENTS

THE WOOD SIDING, TRIM AND ROOF EAVES APPEAR MOISTURE DAMAGED

THE STUCCO ABOVE THE SLIDING GLASS DOOR AND GARAGE PEDESTRIAN DOOR IS CRACKED

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

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

SIDING

MATERIAL: Siding # 1 WOOD SIDING Siding # 2 STUCCO 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

THE PAINT AT THE ROOF EAVES IS WEATHERED

PORCHES, DECKS, PATIOS

COMMENTS

THE BASE OF THE POSTS AT THE PORCH ROOF COVER AND ROOF COVER ABOVE THE OVERHEAD GARAGE DOOR APPEAR MOISTURE DAMAGED

Porches									
Decks		X							
Patios	X								
Balconies		X							

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

PORCHES

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

DECKS

N/A

No/low clearance/surface covered/could not fully inspect

- No footings evident
- Apparent damage
- Popped nails/loose boards
- Not bolted to house
- No joist hangers
- Loose/missing handrails
- Poor earth-to-wood clearance
- 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

N/A

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

KITCHEN

COMMENTS

THE GARBAGE DISPOSAL UNIT LEAKS AND IS INOPERABLE

THE SINK CABINET SIDE PANELS AND SHELF BELOW THE SINK APPEAR MOISTURE DAMAGED

Ceiling/walls	X				
Floor	X				
Doors/windows	X				
Sink/cabinets					X
COOKING Appliances	X				
Disposal					X
Dishwasher	X				
Ventilator	X				
Built-ins		X			

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

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 _____

- 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
- INOPERABLE**

VENTILATION

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

ROOM LIVING ROOM / DINING AREA
(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
 ___ 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 SLIDING GLASS DOOR

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

ROOM MASTER BEDROOM
(Location)

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

COMMENTS

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

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

___ Common cracks
 ___ 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 NORTH BEDROOM
(Location)

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

COMMENTS
THE FAUSE PLATE TO THE WALL SWITCH 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 ___

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

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

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

ROOM _____
(Location)

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

COMMENTS

Ceiling					
Walls					
Doors					
Floor					
Windows					
Outlets/switches					

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

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

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

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

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

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

BATHROOM

COMMENTS

THE SINK FAUCET IS INOPERABLE

THE BATHTUB FAUCET MIXER VALVE OPERATES IMPROPERLY

	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				
Toile/sinks					X
Tub/shower					X
Vent/fan	X				

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

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

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

FLOOR Carpet Vinyl tile Sheet vinyl Wood Ceramic tile Other TILE

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

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

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

FIXTURES/ CABINETS/ COUNTERS

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

THE SEAM AT THE BASE OF THE BATHTUB SURROUND IS POORLY SEALED

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

COMMENTS

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

TWO KNOCK OUT PLATES ARE MISSING FROM THE INNER COVER OF THE SERVICE PANEL.

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

THE CIRCUIT BREAKERS AT THE SERVICE PANEL ARE PARTIALLY LABELED

- SERVICE Overhead Underground Service disconnected at time of inspection
- Deteriorated weatherhead connections Loose/leaning mast Service lines too close to roof
- Missing/loose/damaged weatherhead Damaged/trayed drip loops Service lines too close to ground/vegetation

PANELS	LOCATION	# of 220V circuits	# of 110V circuits	Breakers
MAIN PANEL:	NORTH EXTERIOR	4	9	13
SUB PANELS:				

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

COPPER ALUMINUM Appears outdated by current standards/upgrade advised

- Double tapping noted No/insufficient panel clearance Corrosion noted at terminals
- Apparent overfusing Unprotected panel openings Missing panel screws
- Open ended uncapped wires Missing cover Scorching/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 aluminum 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.

RUMEX WIRING IS EXPOSED AT THE EAST WALL

LIGHTS/OUTLETS

OF THE GARAGE

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 DISCHARGE PIPE TO THE WATER HEATER TPR VALVE TERMINATES TO THE GARAGE FLOOR

Water Pipes	X				
Drain Pipes	X				
Vent Pipes	X				
Laundry Tub		X			
Tub Pump		X			
Pressure	X				
Water Heater	X				
Exhaust	X				
Relief Valve					X

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

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

WATER MAIN/PIPES MAIN: Galvanized Copper PVC; Other: _____
 PIPES: Galvanized Copper PVC; Other: _____

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

DRAIN/VENT PIPES Cast iron Galvanized Lead Plastic Undetermined

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

LAUNDRY FACILITIES Location: 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	30 GAL	GAS	18 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

SECTIONS OF THE
DUCTWORK INSULATION
ARE TORN/MISSING

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

___ 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	GARAGE	FORCED AIR	GAS	90,000	2 YRS	20 YRS
SYSTEM # 2						
SYSTEM # 3						

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

VENTING/COMBUSTION AIR

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

DISTRIBUTION SYSTEM/FILTERS

FILTER: ___ Electronic Disposable

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

AIR CONDITIONING

___ COULD NOT BE OPERATED, OUTSIDE TEMPERATURE WAS TOO LOW

	LOCATION	TYPE	FUEL	APPROX BTUs	APPROX AGE	DESIGN LIFE
SYSTEM # 1	EAST EXTERIOR	CENTRAL AIR	ELECT	3 TON	2 YRS	20 YRS
SYSTEM # 2						

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

FOUNDATION/STRUCTURE

COMMENTS

THE INSPECTION OF THE SUB AREA WAS LIMITED DUE TO LOW CLEARANCES

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

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

FOUNDATION

BASEMENT

- None/partial
- Brick 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
- Leaking/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					
Interior Doors					
Entryway					
Stairs					
Hallways					

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

DOORS

ENTRYWAY, STAIRS, HALLWAYS

ATTIC

COMMENTS

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

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 OPERATING SWITCH TO THE GARAGE DOOR OPENER IS DIFFICULT TO OPERATE

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

Door	X				
Door opener					X
Ceiling/walls	X				
Floor	X				
PEDESTRIAN					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: SHEATHING
 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

RUMEX WIRING IS EXPOSED AT THE EAST WALL

PEDESTRIAN DOOR/WINDOWS Windows: Double hung Casement Sliding Fixed Other _____
 Damaged/broken/inoperative window Damaged/inoperative door
WINDOW NOT PRESENT

FLOOR Common cracks Large/unusual cracks Heaving/settling
THE BASE OF THE DOOR JAMB TO THE PED. DOOR APPEARS MOISTURE DAMAGED