



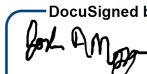
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INSPECTION DATE: November 16, 2022

REPORT NUMBER: A12621

CLIENT: Jordan Morgan

DocuSigned by:

10A380B300C74EF...

11/19/2022

PROPERTY INSPECTED: 131 Chevy Chase Ct
Fairfield, CA 94533

The property inspected is a 2 bedroom, 2 bath mobile home. The weather at the commencement of the inspection was clear with a temperature reading of approximately 59 degrees Fahrenheit.

COMMENTS

The mobile 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). No evidence of excessive stress or settling to the foundation system was detected.

Maintenance issues:

1. Wood debris with apparent wood destroying insects was found on the soil floor of the sub area. Please refer to the structural pest report for additional comments and recommendations, if any. (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 metal roofing panels with an elastomeric coating. The estimated age of the roofing material is 45 years.

Maintenance issues:

1. The seams at the roof jacks appear poorly sealed and the ceilings at the Family Room and West Bedroom are stained from apparent past roof leakage. Suggest the roof be further inspected by a licensed roofing contractor and be repaired as found needed. (See Photo #2 and Photo #3)
2. The downspouts are poorly secured to the walls and are loose, the downspout at NW corner of the mobile home is missing and the downspout at the NE corner of the mobile home is damaged. Suggest downspouts be repaired, replaced and installed by a qualified licensed contractor as found needed. (See Photo #4, Photo #5 and Photo #6)

ELECTRICAL SYSTEM

The electrical system is a 100 AMP service. The service entrance panel is located at the West exterior. Overload protection is provided by circuit breakers.

Maintenance issues:

1. The circuit breakers at the service entrance panel are not labeled for identification. Suggest the circuit breakers be labeled by a qualified licensed contractor. (Safety Concern, See Photo #7)

2. Open-ended ROMEX wiring is exposed at the ground near the South wall of the mobile home. Suggest the wiring be removed by a qualified licensed contractor. (Safety Concern, See Photo #8)
3. The cover plate to the junction box at the Family Room is missing exposing electrical wiring. Suggest a cover plate be installed by a qualified licensed contractor. (Safety Concern, See Photo #9)
4. The faceplate to one electrical outlet at the Master Bedroom is missing. Suggest a faceplate be installed by a qualified licensed contractor. (Safety Concern, See Photo #10)

PLUMBING SYSTEM

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

Maintenance issues:

Water Heater

1. The water heater drain valve leaks. Suggest the drain valve be repaired or replaced by a qualified licensed contractor as found needed. (See Photo #11)

Hall Bathroom

1. The floor underlayment appears moisture damaged near the bathtub. Please refer to the structural pest report for additional comments and recommendations, if any. (See Photo #12)

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 #13)

HEATING & AIR CONDITIONING

Maintenance issues:

1. The thermostat is poorly secured to the wall and is loose. Suggest the thermostat be repaired by a qualified licensed contractor. (See Photo #14)

WINDOWS & DOORS

Maintenance issues:

Front Entry

1. The doorknob assembly to the entry door is broken and difficult to operate. Suggest the doorknob assembly be replaced by a qualified licensed contractor. (See Photo #15)

Kitchen

1. The doorknob assembly to the pantry closet door is missing. Suggest a doorknob assembly be installed by a qualified licensed contractor. (See Photo #16)

Family Room

1. One door hinge to the closet door is detached from the door casing. Suggest the door be repaired by a qualified licensed contractor. (See Photo #17)

Master Bedroom

1. The side of the entry door rubs against the door jamb and is difficult to open and close. Suggest the door be repaired by a qualified licensed contractor. (See Photo #18)
2. Condensation stains were noted between the glass panes of one sliding window from an apparent failed vacuum seal. Suggest the glass panes be replaced by a licensed window contractor. (Stationary Side, See Photo #19)

West Bedroom

1. Condensation stains were noted between the glass panes of the sliding window from an apparent failed vacuum seal. Suggest the glass panes be replaced by a licensed window contractor. (Sliding Side, 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.

A handwritten signature in black ink, appearing to read 'P. Jones', with a stylized flourish at the end.

Paul E. Jones



PHOTO #1



PHOTO #2



PHOTO #3



PHOTO #4



PHOTO #5



PHOTO #6



PHOTO #7



PHOTO #8



PHOTO #9



PHOTO #10



PHOTO #11



PHOTO #12



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

| | 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 *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/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 *NIA* ___ Large displacement ___ Moisture damage

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

ROOF

COMMENTS

THE SEAMS A. THE ROOF
JACKS APPEAR POORLY
SEALED

THE DOWNSPOUTS ARE LOOSE

ONE DOWNSPOUT IS MISSING

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

| A | N | N | M | D |
|---|---|---|---|---|
| C | P | I | A | E |
| C | R | N | R | F |
| | | | | X |
| | X | | | |
| | X | | | |
| | X | | | |
| | | | | X |
| | X | | | |
| | X | | | |
| X | | | | |
| | | | | X |

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

ROOFING

| | MATERIAL/LOCATION | LAYERS | INSPECTION METHOD | APPROX AGE | DESIGN LIFE |
|-------------|-------------------|--------|---|------------|-------------|
| ROOFING # 1 | METAL PANEL | 1 | ___walked on ___ladder at eaves ___ground | 45 YRS | 50 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

ONE DOWNSPOUT IS DAMAGED

FLASHINGS/VALLEYS

- ___ Composition ___ Metal ___ Mastic ___ Other
___ No visible flashing ☒ Recaulking/mastic needed ___ Rust/damage ___ Apparent improper installation ___ Exposed nails in flashing

SKYLIGHTS

- N/A
___ Apparent improper installation ___ Cracked/damaged glass ___ Evidence of leaks

CHIMNEYS

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

GUTTERS, DOWNSPOUTS, EXTENSIONS

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

EXTERIOR SURFACE

COMMENTS

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

| A | N | N | M | D |
|---|---|---|---|---|
| C | P | I | A | E |
| C | R | N | R | F |
| X | | | | |
| X | X | | | |
| X | | | | |
| X | | | | |
| X | | | | |
| X | | | | |

SIDING

MATERIAL: Siding # 1 METAL PANEL Siding # 2 _____ Siding # 3 _____

LOCATION: _____

- | | | |
|---|---|---|
| <input type="checkbox"/> Common Cracks | <input type="checkbox"/> Apparent moisture damage | <input type="checkbox"/> Touch up/overall painting recommended |
| <input type="checkbox"/> Large/unusual cracks | <input type="checkbox"/> Damaged/loose siding | <input type="checkbox"/> Patching holes/cracks/gaps recommended |
| <input type="checkbox"/> Evidence of patching | <input type="checkbox"/> Poor earth-to-wood clearance | <input type="checkbox"/> 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 |
| Decks |
| Patios |
| Balconies |

| A | N | N | M | D |
|---|---|---|---|---|
| C | P | I | A | E |
| C | R | N | R | F |
| X | | | | |
| | X | | | |
| | X | | | |
| | X | | | |
| | X | | | |

PORCHES

- | | | |
|--|---|--|
| <input type="checkbox"/> Apparent settling | <input type="checkbox"/> Loose support posts/pillars/railings | <input type="checkbox"/> Apparent damaged flooring |
| <input type="checkbox"/> Apparent roof leaks | <input type="checkbox"/> Poor earth-to-wood-clearance | <input type="checkbox"/> Apparent damage |

DECKS

- N/A ☐ No/low clearance/surface covered/could not fully inspect
- | | | | | |
|--|---|---|--|---|
| <input type="checkbox"/> No footings evident | <input type="checkbox"/> Apparent damage | <input type="checkbox"/> Popped nails/loose boards | <input type="checkbox"/> Not bolted to house | <input type="checkbox"/> No joist hangers |
| <input type="checkbox"/> Loose/missing handrails | <input type="checkbox"/> Poor earth-to-wood clearance | <input type="checkbox"/> Apparent cracked/broken/sagging structural members | | |

PATIOS

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

BALCONIES

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

KITCHEN

COMMENTS

THE DOOR/KNOB ASSEMBLY
TO THE PANTRY CLOSET
DOOR IS MISSING

THE PARTICLE BOARD SHELF IN
THE CABINET OPENING
BELOW THE KITCHEN SINK
IS STAINED FROM AN
APPARENT PAST PLUMBING LEAK
(NO ACTIVE LEAK WAS FOUND)

| | A | N | N | M | D |
|---------------|-------------------------------------|-------------------------------------|---|---|-------------------------------------|
| | C | P | I | A | E |
| | C | R | N | R | F |
| Ceiling/walls | <input checked="" type="checkbox"/> | | | | |
| Floor | <input checked="" type="checkbox"/> | | | | |
| Doors/windows | | | | | <input checked="" type="checkbox"/> |
| Sink/cabinets | <input checked="" type="checkbox"/> | | | | |
| Appliances | <input checked="" type="checkbox"/> | | | | |
| Disposal | <input checked="" type="checkbox"/> | | | | |
| Dishwasher | <input checked="" type="checkbox"/> | | | | |
| Ventilator | <input checked="" type="checkbox"/> | | | | |
| Built-ins | | <input checked="" type="checkbox"/> | | | |

CEILING/ WALLS

Ceiling: ☐ Drywall ☐ Plaster ☐ Acoustic spray
Walls: ☐ Drywall ☐ Plaster ☐ Wallpaper ☒ Paneling

Other ACOUSTIC PANEL

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

FLOOR

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

Other LAMINATE

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

DOORS/ WINDOWS

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

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

SINK/ CABINETS/ COUNTERS

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

APPLIANCES/ BUILT-INS

RANGE/COOKTOP ☐ None ☐ Not tested ☒ Operational
OVEN ☐ None ☐ Not tested ☒ Operational
DISHWASHER ☐ None ☐ Not tested ☒ Operational
GARBAGE DISPOSAL ☐ None ☐ Not tested ☒ Operational
MICROWAVE ☒ None ☐ Not tested ☐ Operational
TRASH COMPACTOR ☒ None ☐ Not tested ☐ Operational

VENTILATION

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

ROOM

LIVING ROOM / FORMAL DINING AREA
(Location)

COMMENTS

PATCH NOTED IN THE
CEILING FROM AN
APPARENT ROOF
LEAK

| |
|------------------|
| Ceiling |
| Walls |
| Doors/Windows |
| Floor |
| Fireplace/etc. |
| Outlets/switches |

| | | | | |
|---|---|---|---|---|
| A | N | N | M | D |
| C | P | I | A | E |
| C | R | N | R | F |
| X | | | | |
| X | | | | |
| X | | | | |
| X | | | | |
| X | | | | |
| X | | | | |

CEILING/WALLS

Ceiling: ☐ Drywall ☐ Plaster ☐ Acoustic spray
Walls: ☐ Drywall ☐ Plaster ☐ Wallpaper ☒ Paneling OtherOther ACOUSTIC PANEL☐ 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 tileOther LAMINATE☐ Uneven/sloped
☐ Cracked/broken tiles☐ Few/many vinyl tears/gouges
☐ Major/minor carpet damage☐ Cupping/buckling wood
☐ Loose/uplifted tiles☐ Apparent moisture damage

DOORS/ WINDOWS

Windows: ☐ Double hung ☐ Casement ☒ Sliding ☐ Fixed

Other

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

ROOM

FAMILY ROOM
(Location)

COMMENTS

ONE CLOSET DOOR HINGE IS
DETACHED FROM THE DOOR
CASING

| |
|------------------|
| Ceiling |
| Walls |
| Doors |
| Floor |
| Windows |
| Outlets/switches |

| | | | | |
|---|---|---|---|---|
| A | N | N | M | D |
| C | P | I | A | E |
| C | R | N | R | F |
| X | | | | |
| X | | | | |
| | | | | X |
| X | X | | | |
| X | | | | |

CEILING/WALLS

Ceiling: ☐ Drywall ☐ Plaster ☐ Acoustic spray
Walls: ☐ Drywall ☐ Plaster ☐ Wallpaper ☒ Paneling OtherOther ACOUSTIC PANEL☐ 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 tileOther LAMINATE☐ 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 ☐ FixedOther SLIDING☐ Dual pane appears fogged
☐ Cracked/broken glass☐ Door/window inoperative
☐ Door damaged/delaminated☐ Missing/damaged hardware
☐ Evidence of leakageGLASS DOORTHE COVER PLATE TO THE JUNCTION BOX
NEAR THE MASTER BEDROOM ENTRY DOOR IS
MISSING

ROOM

LAUNDRY ROOM

(Location)

COMMENTS

| |
|------------------|
| Ceiling |
| Walls |
| Doors/Windows |
| Floor |
| Fireplace/etc. |
| Outlets/switches |

| | | | | |
|---|---|---|---|---|
| A | N | N | M | D |
| C | P | I | A | E |
| C | R | N | R | F |
| X | | | | |
| X | | | | |
| X | | | | |
| | | | X | |
| | X | | | |
| X | | | | |

CEILING/WALLS

Ceiling: ☐ Drywall ☐ Plaster ☐ Acoustic spray

Other

Walls: ☐ Drywall ☐ Plaster ☐ Wallpaper ☒ Paneling

Other

ACOUSTIC PANEL☐ 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 tilesA FEW LARGE GOUGES AND TEARS NOTED IN THE FLOOR COVERING

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 leakageDOUBLE HUNG WINDOW AT THE EXTERIOR DOOR

ROOM

(Location)

COMMENTS

| |
|------------------|
| Ceiling |
| Walls |
| Doors |
| Floor |
| Windows |
| Outlets/switches |

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

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 FLOOR APPEARS
MOISTURE DAMAGED NEAR
THE BATH TUB

| | A C C | N P R | N I N | M A R | D E 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 _____
Walls: _____ Drywall _____ Plaster _____ Wallpaper _____ Paneling _____

Other ACOUSTIC PANEL
Other _____

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

FLOOR

____ Carpet _____ Vinyl tile _____ Sheet vinyl _____ Wood _____ Ceramic tile _____ Other LAMINATE

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

DOORS/ WINDOWS

Windows: X 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

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

BATHROOM

MASTER

(Location)

COMMENTS

THE TOILET IS LOOSELY
SECURED TO THE FLOOR

| | A C C | N P R | N I N | M A R | D E 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
Walls: ☐ Drywall ☐ Plaster ☐ Wallpaper ☒ Paneling

Other

ACOUSTIC PANEL

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

FLOOR

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

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

DOORS/ WINDOWS

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

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

FIXTURES/ CABINETS/ COUNTERS

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

TUB/SHOWER

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

VENT/FAN

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

PLUMBING

COMMENTS

THE WATER HEATER DRAIN
VALVE LEAKS

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

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

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

WATER MAIN/PIPES

MAIN: ☒ Galvanized ☐ Copper ☐ PVC; Other: _____

PIPES: ☒ Galvanized ☒ Copper ☒ PVC; Other: _____

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

DRAIN/VENT PIPES

☐ Cast iron ☐ Galvanized ☐ Lead ☒ Plastic ☐ Undetermined

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

LAUNDRY FACILITIES

Location: LAUNDRY ROOM

Energy sources provided: ☐ Gas ☒ 120 volt electric ☒ 220 volt electric

Features present: ☐ Sink ☐ Drain (floor) ☒ Drain (grey box) ☒ Vent ☒ Water faucets with shutoff valves

WATER HEATER

| Heater | LOCATION | SIZE | FUEL | AGE |
|--------|----------|--------|------|------|
| #1 | EXTERIOR | 30 GAL | GAS | 1942 |
| #2 | CLOSET | | | |

☐ Pilot/electric off. ☐ Heater inaccessible
 The inspector does not restore utilities or light pilots. Inspections with utilities or pilots off are very limited. TPR valves and drains are not operated as they are prone to leak following testing. The remaining useful life of a water heater cannot be predicted.

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

HEATING**COMMENTS**

THE THERMISTAT IS LOOSE

THE FURNACE AND AIR
CONDITIONING UNIT WERE
FOUND OPERABLE, THOUGH
HAVE REACHED THEIR
DESIGN LIFE (INFO ONLY)

___ 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.

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

HEATING

| | LOCATION | TYPE | FUEL | APPROX BTUs | APPROX AGE | DESIGN LIFE |
|------------|--------------|------------|------|-------------|------------|-------------|
| SYSTEM # 1 | LAUNDRY ROOM | FORCED AIR | GAS | 80,000 | 20 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 | WEST EXTERIOR | CENTRAL | ELECT | 3 TON | 20 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

