

Jenine Fortney

12/16/2024 | 5:02 PM PST

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Paul E. Jones

12/16/2024 | 6:24 PM PST

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CERTIFIED**PAUL E. JONES**
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e-mail: pjones21@comcast.net**INSPECTION DATE:** December 12, 2024**REPORT NUMBER:** A12721**CLIENT:** Jenine Fortney & Scott Ohlhausen**PROPERTY INSPECTED:** 350 Walnut Ave
Vacaville, CA 95688

The property inspected is a 4 bedroom, 2 bath single family home. The weather at the commencement of the inspection was raining 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 and concrete blocks. No evidence of excessive stress or settling to the foundation system was detected.

Maintenance issues:

1. Wood debris conducive to attracting 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 composition shingles. The estimated age of the roofing material is 10 to 15 years. The roofing material is in an acceptable condition (as viewed from the roof eaves).

Maintenance issues:

1. The gutter at the front entry roof cover has pulled away from the fascia and is loose. Suggest the gutter be repaired by a qualified licensed contractor. (See Photo #2)
2. The gutter at the North 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 framing structure is firm and intact. The attic area is adequately ventilated and 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 East exterior. Overload protection is provided by circuit breakers.

Maintenance issues:

Kitchen

1. The electrical outlet near the kitchen sink is improperly wired (hot/neutral wires are reversed). Suggest the electrical outlet be rewired by a licensed electrician. (Safety Concern, See Photo #4)

Living Room

1. The electrical outlets are not grounded. Suggest the electrical outlets be grounded by a licensed electrician. (Safety Concern, See Photo #5)

Dining Room

1. The electrical outlet at the South wall is improperly wired (hot/neutral wires are reversed). Suggest the electrical outlet be rewired by a licensed electrician. (Safety Concern, See Photo #6)

Utility Room

1. One electrical outlet at the South wall is not grounded. Suggest the electrical outlet be grounded by a licensed electrician. (Safety Concern, See Photo #7)

South Bathroom

1. One electrical outlet at the South wall is not grounded. Suggest the electrical outlet be grounded by a licensed electrician. (Safety Concern, See Photo #8)

PLUMBING SYSTEM

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

Maintenance issues:

Kitchen

1. The sink faucet is partially disassembled and inoperable. Suggest the sink faucet be replaced by a licensed plumber. (See Photo #9)

North Bedroom

1. The showerhead leaks at the swivel assembly. Suggest the showerhead be replaced by a licensed plumber. (See Photo #10)

Sub Area

1. The fitting to one waste line in the sub area below the North Bathroom is separated at the fitting and leaks. Suggest the waste line be repaired by a licensed plumber. (See Photo #11)

WEST CENTER BEDROOM

Note:

1. The bedroom was not inspected due to the placement of furnishings and storage items. Suggest the items be removed and the bedroom be inspected. (See Photo #12 and Photo #13)

WINDOWS & DOORS

Maintenance issues:

Utility Room

1. The screen to the sliding glass door is missing. Suggest a replacement screen be installed.
2. The window screens to the two sliding widows are torn. Suggest the damaged screens be replaced.

SW Bedroom

1. The window screens to the two sliding windows are torn. Suggest the damaged screens be replaced.

EXTERIOR SURFACES

Maintenance issues:

1. The paint at the wood shingle siding and wood trim is weathered. Suggest the wood members be painted by a qualified licensed contractor to prolong the life of the wood. (See Photo #14 and Photo #15)
2. The base of one front entry roof cover support post appears moisture damaged. Please refer to the structural pest report for additional comments and recommendations, if any. (See Photo #16)
3. The Dining Room exterior door and door casing appear moisture damaged. Please refer to the structural pest report for additional comments and recommendations, if any. (See Photo #17)
4. The water heater closet door appears moisture damaged. Please refer to the structural pest report for additional comments and recommendations, if any. (See Photo #18)
5. The inspection of the deck was limited due to no access to under the deck was found. Please refer to the structural pest report for additional comments and recommendations, if any. (See Photo #19)

NOTE

We wish to remind you that every house requires a certain amount of ongoing maintenance and this house is no exception. Drains sometimes clog, furnaces, air conditioners, water heaters all need periodic servicing and at some point in time may need to be replaced. These are but a few examples of things you can expect as a homeowner. It is suggested that you expect and budget for ongoing maintenance and repairs.

Please read the inspection worksheet for additional findings and recommendations.



Paul E. Jones



PHOTO #1



PHOTO #2



PHOTO #3



PHOTO #4



PHOTO #5



PHOTO #6



PHOTO #7



PHOTO #8



PHOTO #9



PHOTO #10



PHOTO #11

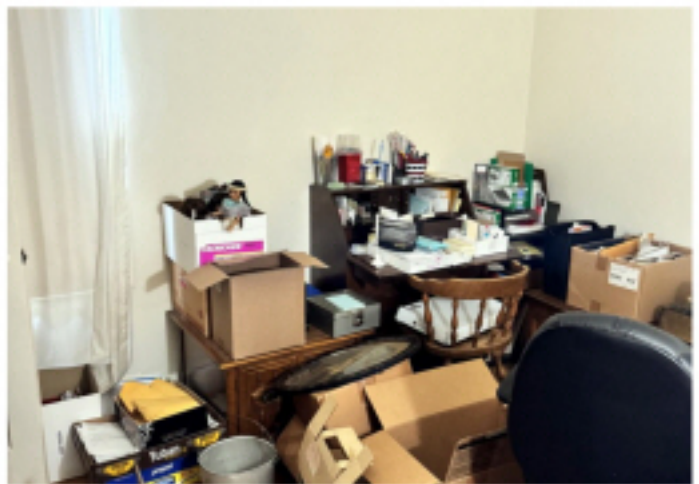


PHOTO #12



PHOTO #13



PHOTO #14



PHOTO #15



PHOTO #16



PHOTO #17



PHOTO #18



PHOTO #19

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

LOTS & GROUNDS

COMMENTS

THE IRRIGATION WELL
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/settling ☐ Trip hazards ☐ Asphalt eroded in places

STEPS ☐ 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 ☐ Large displacement ☐ Moisture damage

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

ROOF

COMMENTS

THE GUTTER AT THE FRONT ENTRY IS LOOSE

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

Roofing # 1	<input checked="" type="checkbox"/>				
Roofing # 2		<input checked="" type="checkbox"/>			
Roofing # 3		<input checked="" type="checkbox"/>			
Roofing # 4		<input checked="" type="checkbox"/>			
Flashing	<input checked="" type="checkbox"/>				
Skylights		<input checked="" type="checkbox"/>			
Chimneys		<input checked="" type="checkbox"/>			
Gutters					<input checked="" type="checkbox"/>
Downspouts	<input checked="" type="checkbox"/>				

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 <input checked="" type="checkbox"/> ladder at eaves <input checked="" type="checkbox"/> ground	10-15 yrs	40 yrs
ROOFING # 2			walked on <input type="checkbox"/> ladder at eaves <input type="checkbox"/> ground		
ROOFING # 3			walked on <input type="checkbox"/> ladder at eaves <input type="checkbox"/> ground		
ROOFING # 4			walked on <input type="checkbox"/> ladder at eaves <input type="checkbox"/> 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 ☒ 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 _____
☐ 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

- | | | |
|--|---|---|
| <input checked="" 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 checked="" type="checkbox"/> Evidence of leaks | <input type="checkbox"/> Apparent improper slope | <input type="checkbox"/> No extensions/splash blocks |

EXTERIOR SURFACE

COMMENTS

THE PAINT AT THE
WOOD SHINGLE SIDING AND
TRIM IS WEATHERED

THE DINING ROOM EXTERIOR
DOOR AND DOOR CASING APPEAR
MOISTURE DAMAGED

SIDING

MATERIAL: Siding #1 SHINGLE Siding #2 STUCCO Siding #3 _____

LOCATION: _____

- ☒ Common Cracks ☐ Apparent moisture damage ☒ Touch up/overall painting recommended
☐ Large/unusual cracks ☐ Damaged/loose siding ☐ Patching holes/cracks/gaps recommended
☐ Evidence of patching ☐ Poor earth-to-wood clearance ☐ Full inspection obscured by vegetation/other

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

SOFFITS, FASCIAS, TRIM

☒ Wood ☐ Vinyl ☐ Metal; Other: _____

- ☐ Damaged/loose/missing ☐ Apparent moisture damage ☐ Poor earth-to-wood clearance

THE WATER HEATER CLOSET DOOR APPEARS
MOISTURE DAMAGED

PORCHES, DECKS, PATIOS

COMMENTS

ONE FRONT ENTRY ROOF
COVER SUPPORT POST
APPEARS MOISTURE DAMAGED

THE INSPECTION OF THE DECK
WAS LIMITED DUE TO NO ACCESS BENEATH
THE DECK

PORCHES

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

Porches									
Decks									
Patios									
Balconies									

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

DECKS

- ☒ 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 ☐ N/A ☐ 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 SINK FAUCET IS
PARTIALLY DISASSEMBLED
AND INOPERABLE

THE ELECTRICAL OUTLET
NEAR THE SINK IS
IMPROPERLY WIRED
(HOT/NEUTRAL REVERSED)

Ceiling/walls	X				
Floor	X				
Doors/windows	X				
Sink/cabinets					X
Appliances	X				
Disposal		X			
Dishwasher		X			
Ventilator	X	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 ☐ Apparent moisture stains ☐ Apparent damage ☒ Outlet/switch appears defective
☐ Large/unusual cracks ☐ Damaged/loose baseboard/paneling ☐ Apparent patching ☐ Full inspection obstructed

FLOOR

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

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

DOORS/ WINDOWS

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

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

SINK/ CABINETS/ COUNTERS

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

APPLIANCES/ BUILT-INS

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

VENTILATION

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

ROOM

LIVING ROOM

(Location)

COMMENTS

THE ELECTRICAL OUTLETS
ARE NOT GROUNDED

Ceiling					
Walls					
Doors/Windows					
Floor					
Fireplace/etc.					
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

ROOM

DINING ROOM

(Location)

COMMENTS

THE ELECTRICAL OUTLET
AT THE SOUTH WALL IS
IMPROPERLY WIRED
(HOT/NEUTRAL REVERSED)

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

THE EXTERIOR DOOR APPEARS MOISTURE
DAMAGED

ROOM

UTILITY ROOM

(Location)

COMMENTS

ONE ELECTRICAL OUTLET
AT THE SOUTH WALL IS
IMPROPERLY WIRED
(HOT/NEUTRAL REVERSED)

Ceiling					
Walls					
Doors/Windows					
Floor					
Fireplace/etc.					
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

THE TWO WINDOW SCREENS ARE TORN

DOORS/ WINDOWS

Windows: ☐ Double hung ☐ Casement ☒ Sliding ☐ Fixed

Other SLIDING

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

GLASS DOOR

THE SCREEN TO THE SLIDING GLASS DOOR
IS MISSING

ROOM

MASTER BEDROOM

(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

ROOM

NE BEDROOM

(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			
X				

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

WINDOW NOT PRESENT

ROOM

SW BEDROOM

(Location)

COMMENTS

THE TWO WINDOW SCREENS ARE TORN

Ceiling
Walls
Doors
Floor
Windows
Outlets/switches

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

CEILING/WALLS

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

☐ Common cracks ☐ 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

ROOM WEST CENTER BEDROOM
(Location)

COMMENTS
THE BEDROOM WAS NOT INSPECTED DUE TO THE PLACEMENT OF FURNISHINGS AND STORAGE ITEMS

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

☐ 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)

COMMENTS

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

SOUTH
(Location)

COMMENTS

THE ELECTRICAL OUTLET
IS NOT GROUNDED

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"/>			
Toilet/sinks	<input checked="" type="checkbox"/>				
Tub/shower	<input checked="" type="checkbox"/>				
Vent/fan	<input checked="" type="checkbox"/>				

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

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
Walls:

☒ Drywall
☒ Drywall

☐ Plaster
☐ Plaster

☐ Acoustic spray
☐ Wallpaper

Other
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

☐ 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

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

ELECTRICAL**COMMENTS**

NUMEROUS ELECTRICAL
OUTLETS ARE NOT
GROUNDED AND IMPROPERLY
WIRED (HOT/NEUTRAL WIRES
REVERSED)

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

SERVICE

☒ Overhead ☐ Underground

☐ Service disconnected at time of inspection

☐ Deteriorated weatherhead connections
☐ Missing/loose/damaged weatherhead

☐ Loose/leaning mast
☐ Damaged/trayed drip loops

☐ Service lines too close to roof
☐ Service lines too close to ground/vegetation

PANELS**LOCATION**

of 220V circuits

of 110V circuits

Breakers

MAIN PANEL:

EAST EXTERIOR

2

10

12

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
☐ Apparent overfusing
☐ Open ended uncapped wires

☐ No/insufficient panel clearance
☐ Unprotected panel openings
☐ Missing cover

☐ Corrosion noted at terminals
☐ Missing panel screws
☐ Scorching/overheated wires noted

GROUNDING/GROUND FAULT INTERRUPTERS (GFI's)

☐ Ground rod/water line ground
☐ No apparent grounding system
☐ Loose clamp at rod/water line

☐ No bypass around water meter
☐ Few/many two prong outlets
☒ 3 prong outlets apparently not grounded

☐ Additional GFI outlets recommended
☐ GFI outlet defective

WIRINGBranch wiring: ☒ copper ☐ aluminum☐ Furnishing/storage prevented view of improper/exposed wiring

☐ "knob and tube" wiring noted
☐ Exposed wire/termination/splice

☐ Damaged/corroded conduits
☐ Junction box cover missing

☐ Exposed wiring
☐ Improper wiring

Both "knob and tube" and aluminum wiring present unique safety concerns. "Knob and tube" 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 FITTING TO ONE
WASTE LINE IS SEPARATED AT
THE FITTING

THE WATER HEATER WAS
FOUND OPERABLE, THOUGH
HAS EXCEEDED ITS DESIGN
LIFE

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"/>				

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: UTILITY ROOM

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

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

WATER HEATER

Heater	LOCATION	SIZE	FUEL	AGE
#1	EXTERIOR CLOSET	40 GAL	GAS	28 YRS

☐ 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 TWO FLOOR FURNACES
AND WALL AIR CONDITIONER
WERE FOUND OPERABLE,
THOUGH HAVE EXCEEDED
THEIR DESIGN LIFE

___ 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	LIVING ROOM	FLOOR FURNACE	GAS	50,000	71 YRS	30 YRS
SYSTEM #2	HALLWAY	FLOOR FURNACE	GAS	50,000	71 YRS	30 YRS
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

- ___ 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	KITCHEN	WALL UNIT	ELECT	15,000	28 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**

WOOD AND PLASTIC
DEBRIS FOUND IN THE SOIL
FLOOR OF THE SUB AREA

	A C C	N P R	N I N	M A R	D E F
Foundation	X				
Beams	X				
Bearing Walls	X				
Joists/Trusses	X				
Piers/Posts	X				
Floor/Slab	X				
Sump/Sump Pump		X			
Heal		X			

FOUNDATION**BASEMENT**

- ☒ None/partial
☐ Block ☐ Poured concrete ☐ Brick ☐ Stone
☐ Common/large cracks
☐ Moderate/excessive deterioration
☐ Minor/major efflorescence
☐ Areas inaccessible/concealed/uninspected

CRAWL SPACE

- ☐ None/partial
☐ No/blocked access
☐ No vents
☐ Vents blocked
☐ Apparent moisture/no vapor barrier
☐ Areas inaccessible/concealed/uninspected

SLAB

- ☒ None/partial/garage only
☐ Common cracks
☐ Large cracks
☐ Uneven/sloped floors
☐ Small/large areas covered

STRUCTURE

- ☒ Wood frame ☐ Steel frame ☐ Brick ☐ Stone ☐ Other _____
☐ Cracked/broken/sagging structural members
☐ Leaking/unsecured/missing pests/plans
☐ Excessive floor sloping
☐ Evidence of shrinking/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**

	A C C	N P R	N I N	M A R	D E F
Exterior Doors					X
Interior Doors	X				
Entryway	X				
Stairs		X			
Hallways	X				

DOORS**ENTRYWAY, STAIRS, HALLWAYS**

ATTIC

COMMENTS

Framing	<input checked="" type="checkbox"/>				
Sheathing	<input checked="" type="checkbox"/>				
Ventilation	<input checked="" type="checkbox"/>				
Attic fan		<input checked="" type="checkbox"/>			
Whole house fan		<input checked="" type="checkbox"/>			
Insulation	<input checked="" type="checkbox"/>				

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

METHOD OF INSPECTION: ☐ None/no access ☐ Complete access ☒ Limited access (low clearance, obstructions) ☐ From access only

EVIDENCE OF ONGOING WATER PENETRATION? ☐ yes ☒ no, Location: _____

Water penetration can be conclusively determined only if it is raining at the time of inspection. Dry at time of inspection? ☒ yes ☐ no

FRAMING/ SHEATHING

☐ Cracked/broken/sagging structural member

☐ Evidence of moisture damage/dry rot/other damage

☐ Cracked/damaged/missing access panel

VENTILATION/ ATTIC FAN/ WHOLE HOUSE FAN

☐ No/minimal ventilation

☐ Torn/missing vent screens

☐ Fan inoperative

☐ Vents blocked

☐ Dryer/ exhaust fans vented into attic

☐ Fan is slow/noisy

INSULATION ☐ Batt/roll ☒ Loose fill ☐ Rigid board, other: _____

☐ Uneven distribution/partially missing

☐ No moisture barrier apparent

GARAGE

COMMENTS

Door					
Door opener					
Ceiling/walls					
Floor					
Condition					

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

DOOR/DOOR OPENER

☐ Metal ☒ Wood/composite Other _____

Automatic opener ☐ yes ☐ no; Operates properly (including automatic reverse) ☐ yes ☐ no;

☐ Weather seal damaged/missing

☐ Apparent damage/moisture damage

☐ Window cracked/damaged/missing

☐ Door appears out of adjustment/alignment

CEILING/WALLS

Ceiling - ☐ Drywall ☐ Plaster ☐ Acoustic spray Other _____

Walls - ☐ Drywall ☐ Plaster ☐ Paneling; Other: _____

☐ Common cracks

☐ Apparent moisture stains

☐ Apparent damage

☐ Full inspection obstructed

☐ Large/unusual cracks

☐ Damaged/loose trim

☐ Apparent patching

☐ Outlet damaged/defective

☐ Outlets not GFI protected

PEDESTRIAN DOOR/WINDOWS

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

☐ Damaged/broken/inoperative window

☐ Damaged/inoperative door

FLOOR

☐ Common cracks

☐ Large/unusual cracks

☐ Heaving/settling