



PAUL E. JONES
NAPI CERT. # 30667

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

DocuSigned by:
Dennis Scardaci
E864EAC44401481...

4/23/2025 | 4:13 PM PDT

INSPECTION DATE: April 21, 2025

REPORT NUMBER: A12721

CLIENT: Dennis Scardaci

PROPERTY INSPECTED: 3665 Sun View Way
Concord, CA 94520

The property inspected is a 3 bedroom, 2 bath single family home. The weather at the commencement of the inspection was clear with a temperature reading of approximately 62 degrees Fahrenheit.

COMMENTS

The home is well constructed and structurally sound. Many of the suggested repairs are the result of normal wear.

Our evaluation is visual in nature of readily accessible areas. Excavation, lifting of floor coverings, opening walls or ceilings, moving furniture, personal or stored items, disassembly of equipment, or other potentially damaging or dangerous procedures were not performed. We do not specifically inspect for compliance with any building codes or regulations of any governmental or non-governmental body or entity. Our review does not take into consideration the normal wear associated with virtually all properties.

INSPECTION SUMMARY

FOUNDATION SYSTEM

The foundation is an above grade foundation (pier & beam). The foundation walls are constructed of poured concrete. No evidence of excessive stress or settling to the foundation system was detected.

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

FRAMING STRUCTURE

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

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

ROOF SYSTEM

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

The roof surface is constructed of composition shingles. The estimated age of the roofing material is 15 to 20 years.

Note:

1. The inspection of the roof was limited to a visual inspection at the roof eaves and ground due to the placement of the solar panels. Suggest the roof be further inspected by a licensed roofing contractor.

ATTIC LEVEL

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

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

ELECTRICAL SYSTEM

The electrical system is a 200 AMP service with solar. The service entrance panel is located at the South exterior and the sub panel is located at the sub area. 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:

Water Heater Closet

1. ROMEX wiring is exposed at the water heater closet. Suggest the wiring be housed in a protective raceway (in conduit or behind wallboard) to protective the wiring from physical damage. (Safety Concern, See Photo #1)

PLUMBING SYSTEM

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

Maintenance issues:

Hall Bathroom

1. Approximately 4 tiles near the base of the shower surround are cracked. Suggest the damaged tiles be replaced or sealed with an epoxy sealant by a qualified licensed contractor as found needed. (See Photo #2)
2. The seams at the corners and base of the shower surround are poorly sealed. Suggest the seams be sealed with grout by a qualified licensed contractor as found needed. (See Photo #3)

Master Bathroom

1. The seams at the base of the bathtub surround are poorly sealed. Suggest the seams be sealed with grout by a qualified licensed contractor as found needed. (See Photo #4)

WINDOWS & DOORS

Maintenance issues:

Family Room

1. The screen to the sliding glass door is torn. Suggest the damaged screen be replaced.

Living Room

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

Master Bathroom

1. Condensation stains were noted between the frosted glass panes of the two sliding windows from apparent failed vacuum seals. Suggest the glass panes be replaced by a licensed window contractor. (See Photo #5)

SMOKE DETECTOR

Maintenance issues:

NW Bedroom

1. A smoke detector is not present at the NW Bedroom. Suggest a smoke detector be installed. (Safety Concern)

EXTERIOR SURFACES

Maintenance issues:

Deck

1. The inspection of the deck was limited due to a low clearance between the deck and ground. Please refer to the structural pest report for additional comments and recommendations, if any. (See Photo #6)

LOTS & GROUNDS

Maintenance issues:

Driveway

1. Sections of the concrete driveway is cracked and uneven from apparent common settling. Suggest the driveway be repaired by a qualified licensed contractor. (Trip Hazard, See Photo #7)

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', is positioned above the printed name.

Paul E. Jones



PHOTO #1



PHOTO #2



PHOTO #3



PHOTO #4



PHOTO #5



PHOTO #6



PHOTO #7

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

LOTS & GROUNDS

COMMENTS

SECTION OF THE CONCRETE
DRIVEWAY IS CRACKED AND
UNEVEN

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

WALKS ☐ Asphalt ☒ Concrete ☒ Brick ☐ Gravel Other _____
☒ Common Cracks ☐ Large Cracks ☐ Heaving/settling ☐ Trip hazards ☐ Asphalt eroded in places

STEPS ☒ Concrete ☐ Wood ☐ Metal ☐ Brick Other _____
☐ 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 INSPECTION OF THE
ROOF WAS LIMITED DUE
TO THE PLACEMENT OF
THE SOLAR PANELS

	A C C	N P R	N I N	M A R	D E F
Roofing # 1			X		
Roofing # 2		X			
Roofing # 3		X			
Roofing # 4		X			
Flashing	X				
Skylights		X			
Chimneys	X				
Gutters	X				
Downspouts	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	COMPOSITION SHINGLE	1	___walked on Xladder at eaves Xground	15-20YRS	30YRS
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 | ___ Loose/cracked tiles | ___ Cupping/curling |
| ___ Deteriorated granules | ___ Many blisters | ___ Cracking/alligatoring |
| ___ Bare spots | ___ Pitch/slope substandard | ___ Recommend trimming trees/branches |
| ___ Spongy in areas | ___ Evidence of leaks | ___ Roof partially obscured by solar panels/
debris/snow/vegetation |
| | ___ 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

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

CHIMNEYS

- ___ Brick ___ Stone X 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

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

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

SIDING

MATERIAL: Siding # 1 WOOD SIDING Siding # 2 _____ Siding # 3 _____

LOCATION: _____

- | | | |
|---|---|---|
| <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: _____

- | | | |
|--|---|---|
| <input type="checkbox"/> Damaged/loose/missing | <input type="checkbox"/> Apparent moisture damage | <input type="checkbox"/> Poor earth-to-wood clearance |
|--|---|---|

PORCHES, DECKS, PATIOS

COMMENTS

THE INSPECTION OF THE DECK WAS LIMITED DUE TO A LOW CLEARANCE

Porches	<input checked="" type="checkbox"/>				
Decks		<input checked="" type="checkbox"/>			
Patios		<input checked="" type="checkbox"/>			
Balconies		<input checked="" type="checkbox"/>			

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

PORCHES

- | | | |
|--|---|--|
| <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

- ☒ 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

N/A

BALCONIES

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

N/A

KITCHEN**COMMENTS**

	A	N	N	M	D
	C	P	I	A	E
	C	R	N	H	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"/>	<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

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

FAMILY ROOM

(Location)

COMMENTS

THE SCREEN TO THE
SLIDING GLASS DOOR IS
TORN

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 SLIDING
GLASS DOOR

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

ROOM

LIVING ROOM

(Location)

COMMENTS

THE SCREENS TO THE TWO
DOUBLE HUNG WINDOWS
ARE TORN

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

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			
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 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
WINDOW NOT PRESENT

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

DOORS/ WINDOWS

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

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

ROOM NW BEDROOM/OFFICE
(Location)

COMMENTS
SMOKE DETECTOR
NOT PRESENT

Ceiling	X				
Walls	X				
Doors/Windows	X				
Floor	X				
Fireplace/etc.		X			
Outlets/switches	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 LAMINATE

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

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

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

CLOSET DOORS NOT PRESENT (INFO ONLY)

ROOM SW BEDROOM
(Location)

COMMENTS

Ceiling	X				
Walls	X				
Doors	X				
Floor	X				
Windows	X				
Outlets/switches	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 LAMINATE

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

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

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

BATHROOM

HALL

(Location)

COMMENTS

APPROXIMATELY FOUR
TILES NEAR THE BASE OF
THE SHOWER SURROUND ARE
CRACKED

THE SEAMS AT THE BASE
AND CORNERS OF THE SHOWER
SURROUND ARE POORLY SEALED

	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			
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
Walls:
☒ Drywall
☒ Drywall

Plaster

Acoustic spray

Other

☐ 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

WINDOW NOT PRESENT

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

BATHROOM

MASTER

(Location)

COMMENTS

CONDENSATION STAINS
NOTED BETWEEN FROSTED
GLASS PANES OF THE
TWO SLIDING WINDOWS

THE SEAMS AT THE BASE OF
THE BATH TUB SURROUND
ARE POORLY SEALED

	A	N	N	M	O
	C	P	I	A	E
	C	R	N	R	F
Ceiling	X				
Walls	X				
Doors	X				
Floor	X				
Windows					X
Toilet/sinks	X				
Tub/shower					X
Vent/fan	X				

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

CEILING/ WALLS

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

☐ Common cracks ☐ 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/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 ☐ Groul/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

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: LAUNDRY ROOM

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

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

WATER HEATER

Heater	LOCATION	SIZE	FUEL	AGE
#1	INTERIOR	40 GAL	GAS	1 YR
#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**

☐ 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	N	N	M	D
	C	P	I	A	E
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	SUB AREA	FURNACE	GAS	90,000	3 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	4 TON	3 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

Foundation	<input checked="" type="checkbox"/>				
Beams	<input checked="" type="checkbox"/>				
Bearing Walls	<input checked="" type="checkbox"/>				
Joists/Trusses	<input checked="" type="checkbox"/>				
Piers/Posts	<input checked="" type="checkbox"/>				
Floor/Slab	<input checked="" type="checkbox"/>				
Sump/Sump Pump		<input checked="" type="checkbox"/>			
Heat			<input checked="" type="checkbox"/>		

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

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 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	<input checked="" type="checkbox"/>				
Interior Doors	<input checked="" type="checkbox"/>				
Entryway	<input checked="" type="checkbox"/>				
Stairs	<input checked="" type="checkbox"/>				
Hallways	<input checked="" type="checkbox"/>				

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

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
☐ Cracked/damaged/missing access panel

☐ Evidence of moisture damage/dry rot/other damage

VENTILATION/ ATTIC FAN/ WHOLE HOUSE FAN

☐ No/minimal ventilation
☐ Vents blocked

☐ Torn/missing vent screens
☐ Dryer/ exhaust fans vented into attic

☐ Fan inoperative
☐ Fan is slow/noisy

INSULATION

☐ Uneven distribution/partially missing

☐ No moisture barrier apparent

GARAGE**COMMENTS**

Door	<input checked="" type="checkbox"/>				
Door opener	<input checked="" type="checkbox"/>				
Ceiling/walls	<input checked="" type="checkbox"/>				
Floor	<input checked="" type="checkbox"/>				
Condition	<input checked="" type="checkbox"/>				

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

☐ Door appears out of adjustment/alignment

☐ Apparent damage/moisture damage

☐ Window cracked/damaged/missing

CEILING/WALLS

Ceiling - ☐ Drywall ☐ Plaster ☐ Acoustic spray Other SHEATHING
Walls - ☒ Drywall ☐ Plaster ☐ Paneling; Other: _____

☐ Common cracks

☐ Large/unusual cracks

☐ Apparent moisture stains

☐ Damaged/loose trim

☐ Apparent damage

☐ Apparent patching

☐ Full inspection obstructed

☐ Outlet damaged/defective

☐ Outlets not GFI protected

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