



PAUL E. JONES
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DocuSigned by:
Richard Davis 10/18/2023 | 5:02 AM PDT
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INSPECTION DATE: October 18, 2023

REPORT NUMBER: A71212

CLIENT: Richard Davis

PROPERTY INSPECTED: 454 Manzanita Ave
Fairfield, CA 94533

The property inspected is a 4 bedroom, 2.5 bath single family home. The weather at the commencement of the inspection was clear with a temperature reading of approximately 81 degrees Fahrenheit.

COMMENTS

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

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

INSPECTION SUMMARY

FOUNDATION SYSTEM

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

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 1 month. The roofing material is in an acceptable condition.

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

ATTIC LEVEL

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

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

ELECTRICAL SYSTEM

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

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

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

PLUMBING SYSTEM

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

Maintenance issues:

1. The dryer gas line at the laundry room is not capped. Suggest the gas line be capped by a qualified licensed contractor if not used. (Safety Concern, See Photo #1)

HEATING & AIR CONDITIONING

Maintenance issues:

1. The wall register at the laundry room is missing. Suggest a register be installed. (See Photo #2)

DOORS

Maintenance issues:

1. The side of the furnace closet door rubs against the door casing and is difficult to open and close. Suggest the door be repaired by a qualified licensed contractor. (See Photo #3)

STAIRS

Maintenance issues:

1. Railing is not present at the stairs. Suggest railing be installed by a qualified licensed contractor. (Safety Concern, See Photo #4, Photo #5 and Photo #6)

SMOKE & CARBON MONOXIDE DETECTORS

Maintenance issues:

1. A smoke detector is not present at the upper level hallway. Suggest a smoke detector be installed. (Safety Concern)

2. Carbon monoxide detectors are not present at the lower level and upper level hallways. Suggest carbon monoxide detectors be installed. (Safety Concern)

LOTS & GROUNDS

Maintenance issues:

1. Several fence posts and slats at the North fence line are broken and loose. Suggest the fence be repaired by a qualified licensed contractor. (See Photo #7 and Photo #8)

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



PAGE #1



PAGE #2



PAGE #3



PAGE #4



PAGE #5



PAGE #6



PAGE #7



PAGE #8

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

LOTS & GROUNDS

COMMENTS

SEVERAL FENCE POSTS AND SLATS AT THE NORTH FENCE LINE ARE BROKEN AND LOOSE

THE SWIMMING POOL 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 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 ___ Large displacement ___ Moisture damage

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

ROOF

COMMENTS

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
<input checked="" type="checkbox"/>				
	<input checked="" type="checkbox"/>			
	<input checked="" type="checkbox"/>			
	<input checked="" type="checkbox"/>			
<input checked="" type="checkbox"/>				
<input checked="" type="checkbox"/>				
<input checked="" type="checkbox"/>				
<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	1 MO.	30 YRS
ROOFING # 2			___walked on ___ladder at eaves ___ground		
ROOFING # 3			___walked on ___ladder at eaves ___ground		
ROOFING # 4			___walked on ___ladder at eaves ___ground		

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

FLASHINGS/VALLEYS

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

SKYLIGHTS

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

CHIMNEYS

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

GUTTERS, DOWNSPOUTS, EXTENSIONS

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

EXTERIOR SURFACE

COMMENTS

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

SIDING

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

LOCATION: _____

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

SOFFITS, FASCIAS, TRIM

Wood Vinyl Metal; Other: _____

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

PORCHES, DECKS, PATIOS

COMMENTS

Porches					
Decks					
Patios					
Balconies					

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

PORCHES

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

DECKS

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

PATIOS

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

BALCONIES

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

KITCHEN

COMMENTS

	A C C	N P R	N I N	M A R	D E F
Ceiling/walls	X				
Floor	X				
Doors/windows	X				
Sink/cabinets	X				
Appliances	X				
Disposal	X				
Dishwasher	X				
Ventilator	X				
Built-ins	X	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

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

MANY SMALL GUILGES NOTED IN THE SHEET VINYL FLOOR COVERING (INFORMATION ONLY)

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)

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

COMMENTS

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

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

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

FLOOR Carpet Vinyl tile Sheet vinyl Wood Ceramic tile Other _____

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

THE CARPET IS SULLED, LOOSE AND BUCKLED
(INFORMATION ONLY)

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

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

ROOM LIVING ROOM / FORMAL DINING AREA
(Location)

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

COMMENTS

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

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

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

FLOOR Carpet Vinyl tile Sheet vinyl Wood Ceramic tile Other _____

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 Evidence of leakage
 Cracked/broken glass Door damaged/delaminated

ROOM LAUNDRY ROOM
(Location)

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

COMMENTS

THE DRYER GAS LINE IS NOT CAPPED

THE WALL AIR REGISTER IS MISSING

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

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

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

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

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

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

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

WINDOW NOT PRESENT

ROOM MASTER BEDROOM
(Location)

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

COMMENTS

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

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

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

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

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

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

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

ROOM SW BEDROOM
(Location)

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

COMMENTS

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

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

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

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

___ 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 SE BEDROOM
(Location)

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

COMMENTS

Ceiling
Walls
Doors
Floor
Windows
Outlets/switches

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

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

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

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

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

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

ROOM NE BEDROOM
(Location)

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

COMMENTS

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

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

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

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

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

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

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

ROOM _____
(Location)

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

COMMENTS

Ceiling					
Walls					
Doors					
Floor					
Windows					
Outlets/switches					

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

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

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

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

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

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

BATHROOM

HALF
(Location)

COMMENTS

Ceiling					
Walls					
Doors					
Floor					
Windows					
Toilet/sinks					
Tub/shower					
Vent/fan					

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 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 _____

___ 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 ___ Grout/caulking needed around counter
 ___ Sink/drain improperly installed ___ Faucet has constant drop

TUB/SHOWER N/A

___ 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

	A	N	N	M	D
	C	P	I	A	E
	C	R	R	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 in counters/cabinets
 ___ Sink stained/discolored ___ Caulking recommend around toilet base ___ Heavy wear/damage to counters/cabinets
 ___ Sink drains slowly ___ New toilet wax seal recommended ___ Cabinet handles/latches missing
 ___ Sink drain appears to leak ___ Moisture evident around toilet ___ Latches/guides need adjustment/repair
 ___ Sink drain stopper inoperative ___ Toilet bowl/base cracked ___ Grout/caulking needed around counter
 ___ Sink/drain improperly installed ___ Faucet has constant drop

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

UPPER LEVEL HALL
(Location)

COMMENTS

Ceiling	X				
Walls	X				
Doors	X				
Floor	X				
Windows	X				
Toilet/sinks	X				
Tub/shower	X				
Vent/fan	X				

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: Drywall ___ Plaster ___ Acoustic spray ___ Other _____
 Walls: Drywall ___ Plaster ___ Wallpaper ___ Paneling ___ Other _____

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

FLOOR

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

- ___ Uneven/sloped
- ___ Cracked/broken tiles
- ___ Few/many vinyl tears/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

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

A SMOKE DETECTOR IS NOT PRESENT AT THE UPPER LEVEL HALLWAY

CARBON MONOXIDE DETECTORS ARE NOT PRESENT AT THE LOWER LEVEL AND UPPER LEVEL HALLWAYS

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

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

SERVICE

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

PANELS

LOCATION: NORTH EXTERIOR # of 220V circuits: 5 # of 110V circuits: 17 Breakers: 22

MAIN PANEL: _____

SUB PANELS: _____

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

COPPER ___ ALUMINUM ___ Appears outdated by current standards/upgrade advised

- ___ Double tapping noted ___ No/insufficient panel clearance ___ Corrosion noted at terminals
- ___ Apparent overfusing ___ Unprotected panel openings ___ Missing panel screws
- ___ Open ended uncapped wires ___ Missing cover ___ Scatched/overheated wires noted

GROUNDING/GROUND FAULT INTERRUPTERS (GFI's)

- ___ Ground rod/water line ground ___ No bypass around water meter ___ Additional GFI outlets recommended
- ___ No apparent grounding system ___ Few/many two prong outlets ___ GFI outlet defective
- ___ Loose clamp at rod/water line ___ 3 prong outlets apparently not grounded

WIRING

Branch wiring: copper ___ aluminum ___ Furnishing/storage prevented view of improper/exposed wiring

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

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

Both "knob and tube" and aluminum wiring present unique safety concerns. "Knob and tub" wiring is old, easily damaged and may eventually need replacement. Aluminum wiring requires specially rated connectors and installation techniques. For these reasons we recommend an evaluation of these systems by a licensed electrician.

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

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: Sink Drain (floor) Drain (grey box) Vent Water faucets with shutoff valves

WATER HEATER

Heater	LOCATION	SIZE	FUEL	AGE
#1	GARAGE	50 GAL	GAS	10 YRS
#2				

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

- Apparent leak noted 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 FURNACE AND AIR CONDITIONING UNIT WERE FOUND OPERABLE, THOUGH HAVE REACHED THEIR AVERAGE DESIGN LIFE (INFORMATION 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.

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

HEATING

	LOCATION	TYPE	FUEL	APPROX BTUs	APPROX AGE	DESIGN LIFE
SYSTEM # 1	INTERIOR CLOSET	FURNACE AIR	GAS	90,000	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	NORTH EXTERIOR	CENTRAL AIR	ELECT	4 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

THE FURNACE CLOSET DOOR IS DIFFICULT TO OPEN/CLOSE

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"/>		

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

RAILING IS NOT PRESENT AT THE STAIRS

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"/>				

DOORS

ENTRYWAY, STAIRS, HALLWAYS

ATTIC

COMMENTS

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

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

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

EVIDENCE OF ONGOING WATER PENETRATION? yes no, Location: _____
 Water penetration can be conclusively determined only if it is raining at the time of inspection. Dry at time of inspection? yes no

FRAMING/ SHEATHING

Cracked/broken/sagging structural member Evidence of moisture damage/dry rot/other damage
 Cracked/damaged/missing access panel

VENTILATION/ ATTIC FAN/ WHOLE HOUSE FAN

No/minimal ventilation Torn/missing vent screens Fan inoperative
 Vents blocked Dryer/ exhaust fans vented into attic Fan is slow/noisy

INSULATION Batt/roll Loose fill Rigid board, other: _____
 Uneven distribution/partially missing No moisture barrier apparent

GARAGE

COMMENTS

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

Door	X				
Door opener	X				
Ceiling/walls	X				
Floor	X				
Condition	X				

DOOR/DOOR OPENER Metal Wood/composite Other: _____
 Automatic opener yes no; Operates properly (including automatic reverse) yes no;
 Weather seal damaged/missing Apparent damage/moisture damage Window cracked/damaged/missing
 Door appears out of adjustment/alignment

CEILING/WALLS Ceiling - Drywall Plaster Acoustic spray Other: **SHEATHING**
 Walls - Drywall Plaster Paneling; Other: _____
 Common cracks Apparent moisture stains Apparent damage Outlet damaged/defective
 Large/unusual cracks Damaged/loose trim Apparent patching 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