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INSPECTION DATE: July 13, 2024

REPORT NUMBER: A65291

CLIENT: Juan & Windy Rodriguez

Seller: 

PROPERTY INSPECTED: 456 Stinson Ave
Vacaville, CA 95688

Buyer: _____

The property inspected is a 3 bedroom, 1.5 bath condominium. The weather at the commencement of the inspection was clear with a temperature reading of approximately 75 degrees Fahrenheit.

COMMENTS

The condominium 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 a slab-on-grade foundation 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 5 to 8 years. The roofing material appears in an acceptable condition.

Maintenance issues:

1. The roof-to-wall flashing where the front entry roof cover meets the wall is lifted. Suggest the homeowners association be contacted to make repairs as found needed. (See Photo #1)
2. The gutter at the front entry roof cover is damaged. Suggest the homeowners association be contacted to make repairs as found needed. (See Photo #2)

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 100 AMP. 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 the drain, waste and vent pipes are ABS. The water pressure appeared adequate at the time of the inspection.

Maintenance issues:

1. The rain guard to the dryer vent opening at the North wall of the condominium is missing. Suggest a replacement rain guard be installed by a qualified licensed contractor. (See Photo #3)

DOORS

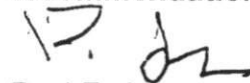
Maintenance issues:

1. The SE Bedroom entry door will not remain open (swings shut). Suggest the door be repaired by a qualified licensed contractor. Repair may require adjustment of the door hinges. (See Photo #4)

NOTE

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

Please read the inspection worksheet for additional findings and recommendations.


Paul E. Jones

Certified Member of the National Association of Property Inspectors

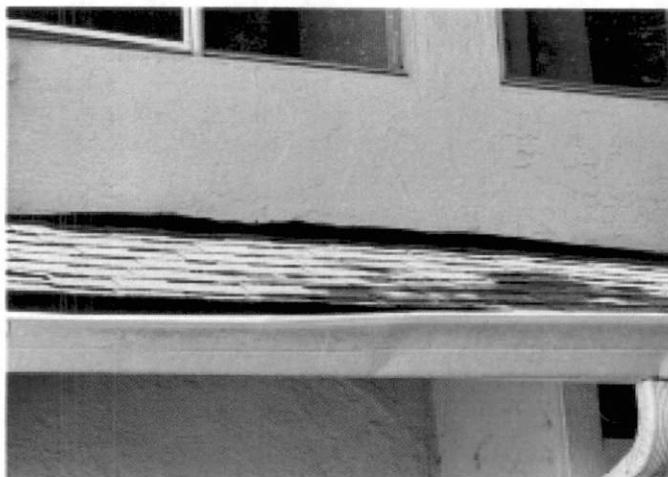


PHOTO #1

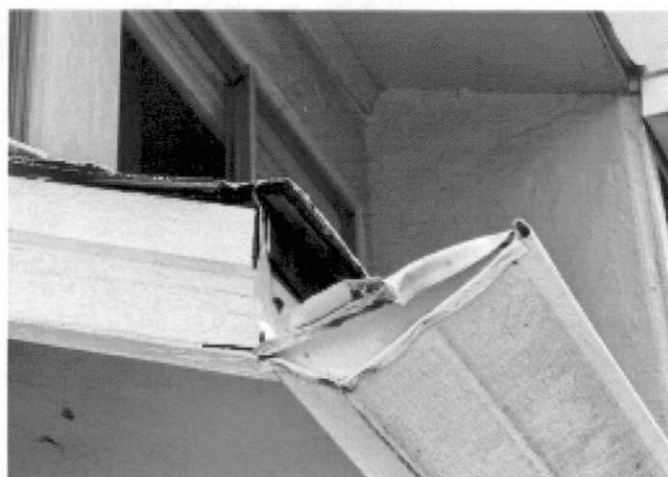


PHOTO #2



PHOTO #3

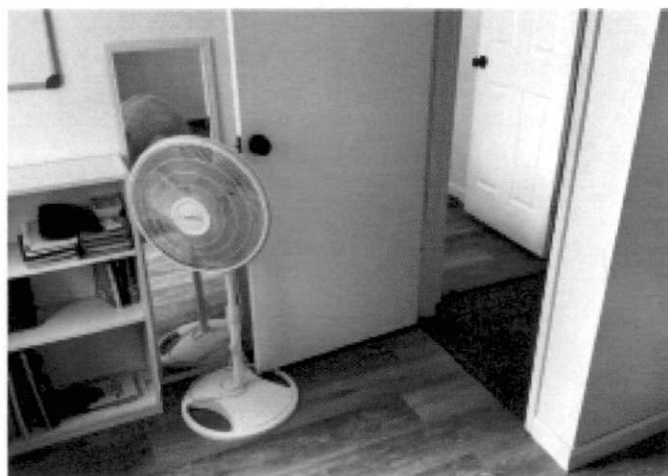


PHOTO #4

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

LOTS & GROUNDS

COMMENTS

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

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

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

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

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

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

SURFACE WATER CONTROL

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

ROOF

COMMENTS

THE ROOF - TO - WALL
FLASHING WHERE THE
FRONT ENTRY ROOF COVER
MEETS THE WALL IS LIFTED

THE GUTTER AT THE FRONT
ENTRY ROOF COVER IS
DAMAGED

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

A	N	N	M	D
C	P	I	A	E
C	R	N	R	F
X				
	X			
	X			
	X			
				X
X	X			
X				X
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		___walked on ___ladder at eaves Xground	5-8 yrs	30 yrs
ROOFING # 2			___walked on ___ladder at eaves ___ground		
ROOFING # 3			___walked on ___ladder at eaves ___ground		
ROOFING # 4			___walked on ___ladder at eaves ___ground		

- | | | |
|-----------------------------------|------------------------------------|--|
| ___ 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

- ___ Apparent improper installation N/A ___ 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 |
| X Damaged gutters/downspouts | ___ Gutters sagging | ___ Gutter/downspout missing |
| ___ Evidence of leaks | ___ Apparent improper slope | ___ No extensions/splash blocks |

EXTERIOR SURFACE

COMMENTS

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

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

SIDING

MATERIAL: Siding #1 WOOD SIDING 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

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

DECKS

- ☐ No footings evident ☒ N/A Apparent damage ☐ No/low clearance/surface covered/could not fully inspect
☐ Loose/missing handrails ☐ Popped nails/loose boards ☐ Not bolted to house ☐ No joist hangers
☐ 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

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

KITCHEN / DINING AREA

COMMENTS

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

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

DOORS/ WINDOWS

Windows: ☐ Double hung ☐ Casement ☐ Sliding ☐ Fixed ☐ Other SLIDING GLASS DOOR
☐ 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

Ceiling

Walls

Doors/Windows

Floor

Fireplace/etc.

Outlets/switches

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

CEILING/WALLS

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

MASTER BEDROOM

(Location)

COMMENTS

THE WINDOW SCREEN
IS 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 tileOther 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

SW 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				

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 tileOther 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

SE BEDROOM
(Location)

COMMENTS

THE ENTRY DOOR WILL NOT
REMAIN OPENTHE WINDOW SCREEN IS
MISSING

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 tileOther 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

HALF

(Location)

COMMENTS

	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:

X Drywall

Plaster

Acoustic spray

Other

X 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

LAMINATE

Uneven/sloped

Cracked/broken tiles

Few/many vinyl tears/gouges

Major/minor carpet damage

Cupping/buckling wood

Loose/uplifted tiles

Apparent moisture damage

DOORS/ WINDOWS

Windows:

Double hung

Casement

X 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 seal 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

N/A

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

X No exhaust fan

Fan not operational

Fan noisy/slow

Heat provided by central system

Supplemental heater install

Heater appears defective/inoperative

BATHROOM

UPPER LEVEL HALL
(Location)

COMMENTS

	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		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 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

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/noted
☐ Apparent slow draining

VENT/FAN

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

ELECTRICAL

COMMENTS

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

A	N	N	M	D
C	P	I	A	E

SERVICE ☐ Overhead ☒ Underground ☐ Service disconnected at time of inspection

☐ Deteriorated weatherhead connections ☐ Loose/leaning mast ☐ Service lines too close to roof

☐ Missing/loose/damaged weatherhead ☐ Damaged/trayed drip loops ☐ Service lines too close to ground/vegetation

PANELS LOCATION # of 220V circuits # of 110V circuits Breakers

MAIN PANEL: NORTH EXTERIOR 4 9 13

SUB PANELS: _____ _____ _____ _____

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

☒ COPPER ☐ ALUMINUM ☐ Appears outdated by current standards/upgrade advised

☐ Double tapping noted ☐ No/insufficient panel clearance ☐ Corrosion noted at terminals

☐ Apparent overfusing ☐ Unprotected panel openings ☐ Missing panel screws

☐ Open ended uncapped wires ☐ Missing cover ☐ Scorching/overheated wires noted

GROUNDING/GROUND FAULT INTERRUPTERS (GFI's)

☐ Ground rod/water line ground ☐ No bypass around water meter ☐ Additional GFI outlets recommended

☐ No apparent grounding system ☐ Few/many two prong outlets ☐ GFI outlet defective

☐ Loose clamp at rod/water line ☐ 3 prong outlets apparently not grounded

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

☐ "Knob and tube" wiring noted ☐ Damaged/corroded conduits ☐ Exposed wiring

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

Both "knob and tube" and aluminum wiring present unique safety concerns. "Knob and 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 SHEETROCK AT THE WATER HEATER CLOSET WAS FOUND STAINED FROM AN APPARENT PAST PLUMBING LEAK AND IS NOT A CONCERN (NO ACTIVE LEAK FOUND)

THE RAIN GUARD TO THE DRYER VENT IS MISSING

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

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

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: KITCHEN

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

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

WATER HEATER

Heater	LOCATION	SIZE	FUEL	AGE
#1	EXTERIOR GAS BY GAS CLOSET	40 GAL	GAS	8 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

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

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"/>			
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			

HEATING

	LOCATION	TYPE	FUEL	APPROX BTUs	APPROX AGE	DESIGN LIFE
SYSTEM # 1	INTERIOR CLOSET	FORCED AIR	GAS	90,000	15 YRS	20 YRS
SYSTEM # 2						
SYSTEM # 3						

- ☒ Unit fully/partially inaccessible
 ___ Pilot 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	GAS	3 TON	15 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 ☐ 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	<input type="checkbox"/>				
Door opener	<input type="checkbox"/>				
Ceiling/walls	<input type="checkbox"/>				
Floor	<input type="checkbox"/>				
Condition	<input 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 ☐ 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