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INSPECTION DATE: September 6, 2023

REPORT NUMBER: A21291

CLIENT: Scott Ohlhausen

PROPERTY INSPECTED: 7868 Spencer Ln
Vacaville, CA 95688

The property inspected is a 3 bedroom, 2 bath single family home (per county records). The weather at the commencement of the inspection was clear with a temperature reading of approximately 92 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 10 to 15 years. 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 loose fill and batt insulating materials.

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 panels. The service entrance panel is located at the North exterior and the sub panel is located at the workshop. 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 is public and sewage system is septic. 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 hose bibb near the driveway will not shut off completely and water drips from the spout. Suggest the hose bibb be repaired or replaced by qualified licensed contractor as found needed. (See Photo #1)

WINDOWS & DOORS

Maintenance issues:

Living Room

1. Condensation stains were noted between the glass panes of the large sliding window from an apparent failed vacuum seal. Suggest the glass panes be replaced by a licensed window contractor. (Stationary Side, See Photo #2)

NW Bedroom

1. The center guide at the base of the sliding closet doors is missing. Suggest a center guide be installed by a qualified licensed contractor. (See Photo #3)

SW Bedroom

1. Condensation stains were noted between the glass panes of the sliding window from an apparent failed vacuum seal. Suggest the glass panes be replaced by a licensed window contractor. (Stationary Side, See Photo #4)
2. The center guide at the base of the sliding closet doors is missing. Suggest a center guide be installed by a qualified licensed contractor. (See Photo #5)

Hallway

1. The exterior door between the hallway and garage is not fire-rated. Suggest a fire-rated door with self-closing doors hinges be installed by a qualified licensed contractor to maintain a fire barrier between the garage and house interior. (Safety Concern, See Photo #6)

2. The center guide at the base of the sliding closet doors is missing. Suggest a center guide be installed by a qualified licensed contractor. (See Photo #7)

NOTE

1. Verification of whether building permits were obtained in any modifications or additions to the property is not within the scope of the home inspection report. (Information Only)

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

Please read the inspection worksheet for additional findings and recommendations.


Paul E. Jones



PHOTO #1

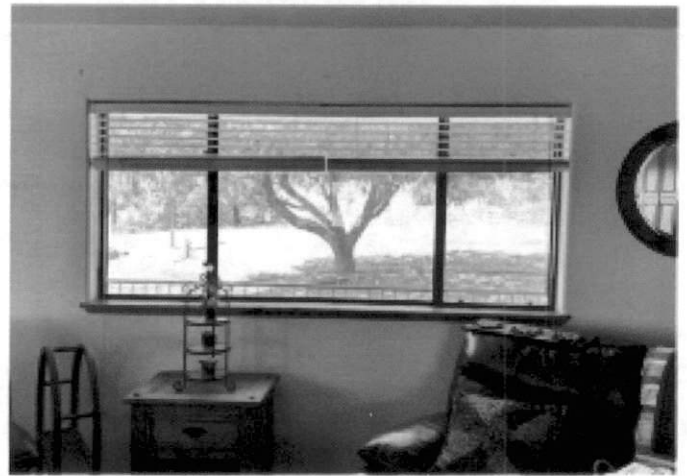


PHOTO #2



PHOTO #3

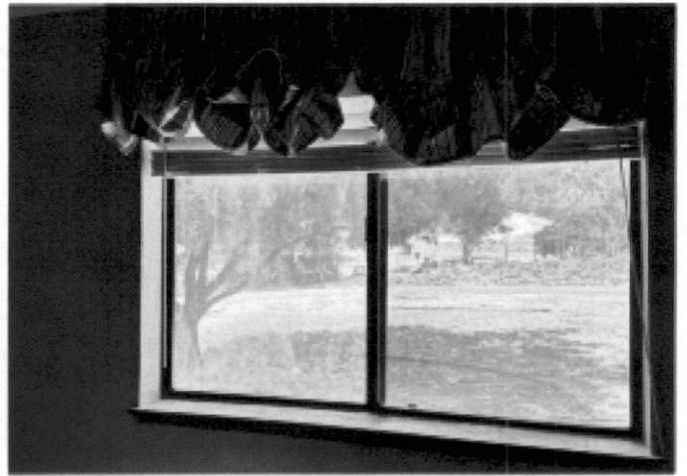


PHOTO #4



PHOTO #5



PHOTO #6



PHOTO #7

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

LOTS & GROUNDS

COMMENTS

THE HOSE BIBB NEAR THE DRIVEWAY WILL NOT SHUT OFF COMPLETELY

THE SWIMMING POOL AND SPA WERE NOT INSPECTED AND ARE EXCLUDED FROM THE INSPECTION REPORT

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

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

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

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

FENCES ___ Chain link ___ Wood ___ Wire ___ Wrought iron ___ Masonry Other _____
 ___ Few/many loose rotted posts ___ Few/many missing/loose boards ___ Wrought iron rusted/corroded
 ___ Loose/cracked/missing blocks *N/A* ___ 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

A	N	N	M	O
C	P	I	A	E
C	R	N	R	F
Roofing # 1	X			
Roofing # 2		X		
Roofing # 3		X		
Roofing # 4		X		
Flashing	X			
Skylights	X			
Chimneys	X			
Gutters	X			
Downspouts	X			

COMMENTS

Roofing # 1

Roofing # 2

Roofing # 3

Roofing # 4

Flashing

Skylights

Chimneys

Gutters

Downspouts

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	14-15 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		

- | | | |
|--|---|---|
| <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 - SOLAR TUBE

___ Apparent improper installation ___ Cracked/damaged glass ___ Evidence of leaks

CHIMNEYS ___ Brick ___ Stone Metal Other _____

___ Recommend recaulking along joint ___ Loose bricks ___ Separation from structure

___ Recommend cap/spark arrester ___ Apparent substandard height ___ Flue appears unlined

___ Missing/deteriorated mortar ___ Apparent out of plumb

GUTTERS, DOWNSPOUTS, EXTENSIONS

___ 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	X				
Siding # 2		X			
Windows	X	X			
Soffits/Fascia	X	X			
Exterior Doors	X				
Shutters/Awnings		X			

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: _____

- 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	X				
Decks	X				
Patios		X			
Balconies		X			

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

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

PATIOS

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

NIA

BALCONIES

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

NIA

KITCHEN

COMMENTS

Ceiling/walls	X				
Floor	X				
Doors/windows	X				
Sink/cabinets	X				
Appliances	X				
Disposal	X				
Dishwasher	X				
Ventilator	X				
Built-ins	X				

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

FLOOR

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

- 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
- WINE REFRIG. ___ None ___ Not tested Operational

VENTILATION

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

ROOM

LIVING ROOM/DINING AREA

(Location)

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

COMMENTS

CONDENSATION STAINS
NOTED BETWEEN THE
GLASS PANE OF THE LARGE
SLIDING WINDOW

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 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 SLIDING GLASS DOOR

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

ROOM

LAUNDRY ROOM

(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 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)

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"/>	<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"/>

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
- 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 LAMINATE

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

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

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

ROOM NW BEDROOM
(Location)

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"/>	<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"/>

COMMENTS

THE CENTER GUIDE AT THE BASE OF THE SLIDING CLOSET DOORS IS MISSING

Ceiling
Walls
Doors
Floor
Windows
Outlets/switches

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

S.W. BEDROOM

(Location)

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

COMMENTS

CONDENSATION STAINS NOTED BETWEEN THE GLASS PANEES OF THE SLIDING WINDOW

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

THE CENTER GUIDE AT THE BASE OF THE SLIDING CLOSET DOORS IS MISSING

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

HALL
(Location)

COMMENTS

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 SOLAR TUBE

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

FIXTURES/ CABINETS/ COUNTERS

Restricted view below sink Faucet fixtures corroded/leaking Toilet tank/cover cracked
 Sink loose from wall/cabinet Toilet does not flush properly Toilet seat loose/broken
 Sink cracked/chipped/damaged Toilet runs continually Minor wear/damage to counters/cab-nots
 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 operational

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

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
- 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
- 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/missing
- 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

GARAGE

(Location)

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"/>				

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

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

WINDOW NOT PRESENT

FIXTURES/ CABINETS/ COUNTERS

- Restricted view below sink
- Sink loose from wall/cabinet
- Sink cracked/chipped/damaged
- Corrosion on/under sink/drain
- Sink stained/discolored
- Sink drains slowly
- Sink drain appears to leak
- Sink drain stopper inoperative
- Sink/drain improperly installed
- Faucet fixtures corroded/leaking
- Toilet does not flush properly
- Toilet runs continually
- Toilet tank loose
- Caulking recommend around toilet base
- New toilet wax seal recommended
- Moisture evident around toilet
- Toilet bowl/base cracked
- Faucet has constant drop
- Toilet tank/cover cracked
- Toilet 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
- 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

BATHROOM

WORKSHOP
(Location)

COMMENTS

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

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
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- 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

ELECTRICAL W/ SOLAR PANELS

COMMENTS

Service	<input checked="" type="checkbox"/>				
Main panel	<input checked="" type="checkbox"/>				
Sub panels	<input checked="" type="checkbox"/>				
Ground	<input checked="" type="checkbox"/>				
Wiring	<input checked="" type="checkbox"/>				
GFI's	<input checked="" type="checkbox"/>				
Smoke detector	<input checked="" type="checkbox"/>				

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

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/frayed drip loops Service lines too close to ground/vegetation

PANELS

LOCATION: NORTH EXTERIOR # of 220V circuits: 7 # of 110V circuits: 17 Breakers: 24

MAIN PANEL: WORKSHOP 6 14 20

SUB PANELS: _____

SERVICE SIZE:

200 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 Scratched/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 aluminium 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

THE SEPTIC SYSTEM WAS NOT INSPECTED AND IS EXCLUDED FROM THE INSPECTION REPORT

	A	N	N	M	D
	C	P	I	A	E
	C	R	N	R	F
Water Pipes	X				
Drain Pipes	X				
Vent Pipes	X				
Laundry Tub			X		
Tub Pump			X		
Pressure	X				
Water Heater	X				
Exhaust	X				
Relief Valve	X				

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 240 volt electric
 Features present: Sink Drain (floor) Drain (grey box) Vent Water faucets with shutoff valves

WATER HEATER - TANKLESS

Heater	LOCATION	SIZE	FUEL	AGE
#1	UNDER	N/A	GAS	2 YRS
#2	DECK			

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 pilot. Inspectors with utilities or pilots off are very limited. The inspector cannot determine defect heat exchanger or catch and hose. This can only be accomplished by dismantling the system.

HEATING

Operation	
Draft Control	
Exhaust System	
Distribution	
Fuel tank/lines	
Thermostat	
Blower	
Humidifier	
Heat exchanger	
Relief Valve	
Circulator pump	
Air Conditioning	

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

DESIGN LIFE	APPROX AGE	APPROX BTUS	FUEL	TYPE	LOCATION	SYSTEM #
						SYSTEM # 3
						SYSTEM # 2
						SYSTEM # 1

- Unit fully/partially inaccessible
- Pilot not in/rot 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
- Fuel sakes 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
- Moderate/excessive duct corrosion
- Additional strapping recommended
- Missing/damaged register size that
- Missing/damaged register grill
- Missing/damaged filter cup
- Air leaks at joints
- Apparent low air volume
- Damaged/disconnected ducts
- Ducts largely concealed

AIR CONDITIONING

— COULD NOT BE OPERATED, OUTSIDE TEMPERATURE WAS TOO LOW

DESIGN LIFE	APPROX AGE	APPROX BTUS	FUEL	TYPE	LOCATION	SYSTEM #
						SYSTEM # 2
						SYSTEM # 1

- Unit makes excessive noise
- Visible damage to unit
- Condenser airflow obstructed
- Un satisfactory temperature drop
- Apparent frozen/condensate line leaks
- Outside unit not level

FOUNDATION/STRUCTURE

COMMENTS

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

FOUNDATION

BASEMENT

- None/partial
- Brick 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
- Excessive floor sloping
- Leaking/unsecured/missing pests/piers
- Evidence of chipping/repair

MOISTURE EVIDENCE/CONTROL

- Evidence of ongoing water penetration
- Sump pump installed
- Sump pump appears inoperative
- Efflorescence
- Location: _____

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

THE EXTERIOR DOOR BETWEEN THE HALLWAY AND GARAGE IS NOT FIRE-RATED

A CENTER GUIDE IS NOT PRESENT AT THE BASE OF THE HALLWAY CLOSET SLIDING CLOSET DOORS

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

ENTRYWAY, STAIRS, HALLWAYS

THE CENTRAL VACUUM WAS FOUND OPERABLE

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

THE PULL-DOWN LADDER WAS FOUND OPERABLE AND A FIRE WALL IS PRESENT BETWEEN THE GARAGE ATTIC AND HOUSE (INFO ONLY)

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 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

ATTIC

COMMENTS

Framing
Sheathing
Ventilation
Attic fan
Whole house fan
Insulation

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

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

GARAGE - WORKSHOP

COMMENTS

THE WALL AT THE OFFICE WAS FOUND OPERABLE

Door
Door opener
Ceiling/walls
Floor
Condition

A	N	N	M	D
C	P	I	A	E
C	R	N	R	F
X				
X				
X				
X				
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 METAL
 Walls - Drywall Plaster Paneling; Other: METAL
 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
 WINDOW NOT PRESENT

FLOOR Common cracks Large/unusual cracks Heaving/settling