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DocuSigned by:

A handwritten signature in black ink, appearing to read "Ashley Nichols".

11/25/2022 | 1:43 AM PST

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**INSPECTION DATE:** November 2, 2022

**REPORT NUMBER:** A21323

**CLIENT:** Ashley Nichols

**PROPERTY INSPECTED:** 896 Granada Ln  
Vacaville, CA 95688

The property inspected is a 4 bedroom, 3.5 bath single family home. The weather at the commencement of the inspection was clear with a temperature reading of approximately 56 degrees Fahrenheit.

## **COMMENTS**

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

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

## **INSPECTION SUMMARY**

### **FOUNDATION SYSTEM**

The foundation is an above grade foundation (pier & beam). The foundation walls are constructed of poured concrete. 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 one layer of composition shingles. The estimated age of the roofing material is 34 years.

Maintenance issues:

1. The edges of numerous roofing shingles at the South roof exposure appear worn (as viewed from the roof eaves). Suggest the roof be further inspected by a licensed roofing contractor. (See Photo #1)

## **ATTIC LEVEL**

The attic framing structure is firm and intact. The attic area is adequately ventilated and well insulated with a cellulose 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 West exterior and the sub panels are located at the laundry room and garage interior. Overload protection is provided by circuit breakers.

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

Maintenance issues:

Lower Level Bedroom

1. One electrical outlet at the South wall of the bedroom is poorly secured to the outlet box and is loose. Suggest the electrical outlet be repaired by a qualified licensed contractor. (Safety Concern, See Photo #2)

Garage

1. The faceplate to one electrical outlet at the garage interior is missing. Suggest a faceplate be installed by a qualified licensed contractor. (See Photo #3)

**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:

Water Heater

1. The drywall at the face of the water heater stand is damaged from an apparent past plumbing leak (no active leak was found). Suggest the damaged drywall be replaced by a qualified licensed contractor. (See Photo #4)

Lower Level Bathroom

1. The floor is poorly sealed at the seam where the sheet vinyl floor covering meets the bathtub. Suggest the seam be sealed with a caulking material by a qualified licensed contractor. (See Photo #5)

Master Bathroom

1. The pop-up drain stopper at the right sink basin is inoperable. Suggest the drain stopper assembly be repaired or replaced by a qualified licensed contractor as found needed. (See Photo #6)

2. Numerous tiles at the shower surround are missing near the shower door. Suggest the shower surround be repaired by a qualified licensed contractor. (See Photo #7)

#### Upper Level Hall Bathroom

1. Numerous tiles at the bathtub surround are broken. Suggest the bathtub surround be repaired by a qualified licensed contractor. (See Photo #8)
2. The seam at the base of the bathtub surround is poorly sealed. Suggest the seam be sealed with a caulking material by a qualified licensed contractor. (See Photo #9)

### **HEATING & AIR CONDITIONING**

Maintenance issues:

1. The filters at the two air return registers are dirty. Suggest the filters be replaced as a part of normal maintenance. (See Photo #10 and Photo #11)

### **KITCHEN APPLIACES**

Maintenance issues:

1. The two left burners at the gas cooktop are inoperable (burners would not ignite). Suggest the cooktop be repaired by a qualified licensed contractor. (See Photo #12)

### **CEILINGS & WALLS**

Maintenance issues:

#### Front Entry

1. An approximate 2' x 3' opening was noted in the drywall at the front entry ceiling from an apparent past plumbing leak repair (no active leak was found). Suggest the ceiling be repaired by a qualified licensed contractor. (See Photo #13)

### Lower Level Bedroom

1. An approximate 8" diameter hole was noted in the South wall of the bedroom. Suggest the wall be repaired by a qualified licensed contractor. (See Photo #14)

## **WINDOWS & DOORS**

Maintenance issues:

### Dining Room

1. The window screen to one sliding window is torn. Suggest the damaged screen be replaced.

### Loft

1. Condensation stains noted between the glass panes of the fixed window from an apparent failed vacuum seal. Suggest the glass panes be replaced by a licensed window contractor. (See Photo #15)
2. The base of the closet door drags on the carpet floor covering and is difficult to open and close. Suggest the door be repaired by a qualified licensed contractor. (See Photo #16)

### Upper Level Hall Bathroom

1. Condensation stains noted between the glass panes of the fixed window from an apparent failed vacuum seal. Suggest the glass panes be replaced by a licensed window contractor. (See Photo #17)

### Garage

1. Condensation stains were noted between the glass panes of the three double hung windows from apparent failed vacuum seals. Suggest the glass panes be replaced by a licensed window contractor. (See Photo #18)

## **GARAGE**

### **Maintenance issues:**

1. The pull-down ladder at the garage ceiling is not fire-rated which voids the fire barrier between the garage and attic. Suggest the pull-down ladder be removed and the ceiling opening be sealed with fire-rated drywall by a qualified licensed contractor to maintain a fire barrier between the garage and attic. (Safety Concern, See Photo #19)

## **EXTERIOR SURFACES**

### **Maintenance issues:**

1. Two wood trim boards at the North wall of the house appear moisture damaged. Please refer to the structural pest report for additional comments and recommendations, if any. (See Photo #20)

## **NOTE**

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

**Please read the inspection worksheet for additional findings and recommendations.**

  
Paul E. Jones



**PHOTO #1**



**PHOTO #2**



**PHOTO #3**



**PHOTO #4**



**PHOTO #5**



**PHOTO #6**

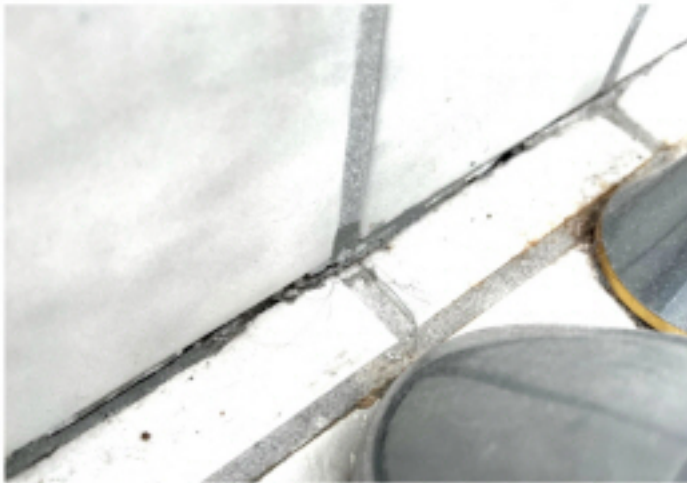




**PHOTO #7**



**PHOTO #8**



**PHOTO #9**



**PHOTO #10**



**PHOTO #11**



**PHOTO #12**





**PHOTO #13**



**PHOTO #14**



**PHOTO #15**



**PHOTO #16**



**PHOTO #17**



**PHOTO #18**



**PHOTO #19**



**PHOTO #20**

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

## LOTS & GROUNDS

### COMMENTS

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

N/A \_\_\_ 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



## EXTERIOR SURFACE

## COMMENTS

TWO WOOD TRIM BOARDS AT  
THE NORTH WALL OF THE  
HOUSE APPEAR MOISTURE  
DAMAGED

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
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## SIDING

MATERIAL: Siding # 1 BRICK 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
<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"/>			

## 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 \_\_\_\_\_  
☒ Common/large cracks ☐ Lifting/settling ☐ Tripping hazard ☐ Covered/could not inspect  
☐ Sloped toward house

## BALCONIES

N/A

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



## KITCHEN

## COMMENTS

TWO BURNERS AT THE  
GAS COOKTOP ARE  
INOPERABLE

	A	N	N	M	D
	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 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  
TRASH COMPACTOR ☒ None ☐ Not tested ☐ Operational

TWO BURNERS INOP

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

CEILING/WALLS

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

<input type="checkbox"/> Common cracks	<input type="checkbox"/> Apparent moisture stains	<input type="checkbox"/> Apparent damage	<input type="checkbox"/> Outlet/switch appears defective
<input type="checkbox"/> Large/unusual cracks	<input type="checkbox"/> Damaged/loose baseboard/paneling	<input type="checkbox"/> Apparent patching	<input type="checkbox"/> Full inspection obstructed by furnishings

FLOOR

☒ Carpet ☐ Vinyl tile ☐ Sheet vinyl ☐ Wood ☐ Ceramic tile ☐ Other \_\_\_\_\_

<input type="checkbox"/> Uneven/sloped	<input type="checkbox"/> Few/many vinyl tears/gouges	<input type="checkbox"/> Cupping/buckling wood	<input type="checkbox"/> Apparent moisture damage
<input type="checkbox"/> Cracked/broken tiles	<input type="checkbox"/> Major/minor carpet damage	<input type="checkbox"/> Loose/uplifted tiles	

DOORS/ WINDOWS

 Windows: ☐ Double hung ☐ Casement ☐ Sliding ☐ Fixed

 Other SLIDING  
GLASS DOOR

<input type="checkbox"/> Dual pane appears fogged	<input type="checkbox"/> Door/window inoperative	<input type="checkbox"/> Missing/damaged hardware
<input type="checkbox"/> Cracked/broken glass	<input type="checkbox"/> Door damaged/delaminated	<input type="checkbox"/> Evidence of leakage

ROOM

DINING ROOM

(Location)

COMMENTS

ONE WINDOW SCREEN  
IS TORN

Ceiling
Walls
Doors
Floor
Windows
Outlets/switches

A	N	N	M	D
C	P	I	A	E
<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"/>
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<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

CEILING/WALLS

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

<input type="checkbox"/> Common cracks	<input type="checkbox"/> Apparent moisture stains	<input type="checkbox"/> Apparent damage	<input type="checkbox"/> Outlet/switch appears defective
<input type="checkbox"/> Large/unusual cracks	<input type="checkbox"/> Damaged/loose baseboard/paneling	<input type="checkbox"/> Apparent patching	<input type="checkbox"/> Full inspection obstructed by furnishings

FLOOR

☐ Carpet ☐ Vinyl tile ☐ Sheet vinyl ☒ Wood ☐ Ceramic tile ☐ Other \_\_\_\_\_

<input type="checkbox"/> Uneven/sloped	<input type="checkbox"/> Few/many vinyl tears/gouges	<input type="checkbox"/> Cupping/buckling wood	<input type="checkbox"/> Apparent moisture damage
<input type="checkbox"/> Cracked/broken tiles	<input type="checkbox"/> Major/minor carpet damage	<input type="checkbox"/> Loose/uplifted tiles	

DOORS/ WINDOWS

 Windows: ☐ Double hung ☐ Casement ☒ Sliding ☒ Fixed

Other \_\_\_\_\_

<input type="checkbox"/> Dual pane appears fogged	<input type="checkbox"/> Door/window inoperative	<input type="checkbox"/> Missing/damaged hardware
<input type="checkbox"/> Cracked/broken glass	<input type="checkbox"/> Door damaged/delaminated	<input type="checkbox"/> Evidence of leakage

ROOM

LOWER LEVEL BEDROOM

(Location)

COMMENTS

ONE ELECTRICAL OUTLET  
IS LOOSE

APPROX 8" DIA HOLE  
NOTED IN THE SOUTH  
WALL

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 JALOUSIES

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

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"/>

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"/>

ROOM

LAUNDRY ROOM

(Location)

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"/>				

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"/>				

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

ROOM

OFFICE

(Location)

COMMENTS

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

A	N	N	M	D
C	P	I	A	E
<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"/>
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<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

CEILING/WALLS

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

<input type="checkbox"/> Common cracks	<input type="checkbox"/> Apparent moisture stains	<input type="checkbox"/> Apparent damage	<input type="checkbox"/> Outlet/switch appears defective
<input type="checkbox"/> Large/unusual cracks	<input type="checkbox"/> Damaged/loose baseboard/paneling	<input type="checkbox"/> Apparent patching	<input type="checkbox"/> Full inspection obstructed by furnishings

FLOOR

☒ Carpet ☐ Vinyl tile ☐ Sheet vinyl ☐ Wood ☐ Ceramic tile ☐ Other \_\_\_\_\_

<input type="checkbox"/> Uneven/sloped	<input type="checkbox"/> Few/many vinyl tears/gouges	<input type="checkbox"/> Cupping/buckling wood	<input type="checkbox"/> Apparent moisture damage
<input type="checkbox"/> Cracked/broken tiles	<input type="checkbox"/> Major/minor carpet damage	<input type="checkbox"/> Loose/uplifted tiles	

DOORS/ WINDOWS

 Windows: ☐ Double hung ☐ Casement ☒ Sliding ☐ Fixed ☐ Other \_\_\_\_\_

<input type="checkbox"/> Dual pane appears fogged	<input type="checkbox"/> Door/window inoperative	<input type="checkbox"/> Missing/damaged hardware
<input type="checkbox"/> Cracked/broken glass	<input type="checkbox"/> Door damaged/delaminated	<input type="checkbox"/> Evidence of leakage

ROOM

MASTER BEDROOM

(Location)

COMMENTS

Ceiling
Walls
Doors
Floor
Windows
Outlets/switches

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

CEILING/WALLS

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

<input type="checkbox"/> Common cracks	<input type="checkbox"/> Apparent moisture stains	<input type="checkbox"/> Apparent damage	<input type="checkbox"/> Outlet/switch appears defective
<input type="checkbox"/> Large/unusual cracks	<input type="checkbox"/> Damaged/loose baseboard/paneling	<input type="checkbox"/> Apparent patching	<input type="checkbox"/> Full inspection obstructed by furnishings

FLOOR

☒ Carpet ☐ Vinyl tile ☐ Sheet vinyl ☐ Wood ☐ Ceramic tile ☐ Other \_\_\_\_\_

<input type="checkbox"/> Uneven/sloped	<input type="checkbox"/> Few/many vinyl tears/gouges	<input type="checkbox"/> Cupping/buckling wood	<input type="checkbox"/> Apparent moisture damage
<input type="checkbox"/> Cracked/broken tiles	<input type="checkbox"/> Major/minor carpet damage	<input type="checkbox"/> Loose/uplifted tiles	

DOORS/ WINDOWS

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

<input type="checkbox"/> Dual pane appears fogged	<input type="checkbox"/> Door/window inoperative	<input type="checkbox"/> Missing/damaged hardware
<input type="checkbox"/> Cracked/broken glass	<input type="checkbox"/> Door damaged/delaminated	<input type="checkbox"/> Evidence of leakage

ROOM

UPPER LEVEL NW BEDROOM

(Location)

COMMENTS

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

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

CEILING/WALLS

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

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

FLOOR

☒ Carpet ☐ Vinyl tile ☐ Sheet vinyl ☐ Wood ☐ Ceramic tile ☐ Other \_\_\_\_\_

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

DOORS/ WINDOWS

 Windows: ☐ Double hung ☐ Casement ☒ Sliding ☐ Fixed ☐ Other \_\_\_\_\_

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

ROOM

UPPER LEVEL NE BEDROOM

(Location)

COMMENTS

Ceiling
Walls
Doors
Floor
Windows
Outlets/switches

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

CEILING/WALLS

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

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

FLOOR

☒ Carpet ☐ Vinyl tile ☐ Sheet vinyl ☐ Wood ☐ Ceramic tile ☐ Other \_\_\_\_\_

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

DOORS/ WINDOWS

 Windows: ☐ Double hung ☐ Casement ☒ Sliding ☐ Fixed ☐ Other \_\_\_\_\_

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



ROOM

LOFT

(Location)

COMMENTS

CONDENSATION NOTED  
BETWEEN THE GLASS PANEES  
OF THE FIXED WINDOW

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 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 BASE OF THE CLOSET DOOR DRAGS  
ON THE CARPET

ROOM

(Location)

COMMENTS

Ceiling
Walls
Doors
Floor
Windows
Outlets/switches

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

CEILING/ WALLS

Ceiling: ☐ Drywall ☐ Plaster ☐ Acoustic spray ☐ Other \_\_\_\_\_  
 Walls: ☐ Drywall ☐ Plaster ☐ Wallpaper ☐ Paneling ☐ Other \_\_\_\_\_

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

FLOOR

☐ Carpet ☐ Vinyl tile ☐ Sheet vinyl ☐ Wood ☐ Ceramic tile ☐ Other \_\_\_\_\_

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

DOORS/ WINDOWS

Windows: ☐ Double hung ☐ Casement ☐ Sliding ☐ Fixed ☐ Other \_\_\_\_\_

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

## BATHROOM

HALF  
(Location)

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

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

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

## CEILING/ WALLS

Ceiling  
Walls:

☒ Drywall ☐ Plaster ☐ Acoustic spray ☐ Other \_\_\_\_\_  
☒ 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 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 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

NIA

☐ 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

LOWER LEVEL

(Location)

## COMMENTS

THE FLOOR IS POORLY  
SEALED NEAR THE  
BATHTUB

	A C C	N P R	N I N	M A R	D E F
Ceiling	<input checked="" type="checkbox"/>				
Walls	<input checked="" type="checkbox"/>				
Doors	<input checked="" type="checkbox"/>				
Floor					<input checked="" type="checkbox"/>
Windows	<input checked="" type="checkbox"/>				
Toilet/sinks	<input checked="" type="checkbox"/>				
Tub/shower	<input checked="" type="checkbox"/>				
Vent/fan	<input checked="" type="checkbox"/>				

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

## CEILING/ WALLS

Ceiling  
Walls:

☒ Drywall  
☒ Drywall

Plaster  
Plaster

Acoustic spray  
Wallpaper

Paneling

Other  
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/gauges    ☐ 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 seat loose/broken  
☐ Sink cracked/chipped/damaged    ☐ Toilet runs continually    ☐ Minor wear/damage to counters/cabinets  
☐ Corrosion on/under sink/drain    ☐ Toilet tank loose    ☐ Moderate wear/damage to counters/cabinets  
☐ Sink stained/discolored    ☐ Caulking recommend around toilet base    ☐ Heavy wear/damage to counters/cabinets  
☐ Sink drains slowly    ☐ New toilet wax seal recommended    ☐ Cabinet handles/latches missing  
☐ Sink drain appears to leak    ☐ Moisture evident around toilet    ☐ Latches/guides need adjustment/repair  
☐ Sink drain stopper inoperative    ☐ Toilet bowl/base cracked    ☐ Grout/caulking needed around counter  
☐ Sink/drain improperly installed    ☐ Faucet has constant drop

## TUB/SHOWER

- ☐ Damage/deterioration noted    ☐ Moisture damage at floor/wall    ☐ Apparent shower pan leak  
☐ Minor/excessive corrosion noted    ☐ Cracked/broken tiles noted    ☐ Shower door difficult to operate  
☐ Caulking needed along base    ☐ Low water volume noted    ☐ Unable to determine if tempered glass  
☐ Faucet appears to leak    ☐ Constant dripping at spout    ☐ Caulk/grout needed on shower walls  
☐ Valves operate with difficulty    ☐ Drain stopper inoperative    ☐ Whirlpool/jets not operative/tested  
☐ Apparent slow draining

## VENT/FAN

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

## BATHROOM

MASTER

(Location)

## COMMENTS

THE POP-UP DRAIN  
STOPPER TO THE RIGHT  
SINK BASIN IS INOPERABLE

SEVERAL WALL TILES  
OUTSIDE THE SHOWER  
SURROUNDING ARE MISSING

Ceiling	X				
Walls	X				
Doors	X				
Floor	X				
Windows	X				
Toilet/sinks					
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/tested  
☐ Apparent slow draining

THE JETTED BATH TUB WAS FOUND  
OPERABLE

## 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

CONDENSATION STAINS  
NOTED BETWEEN THE  
GLASS PANEES OF THE FIXED  
WINDOW

SEVERAL TILES AT THE  
BATHTUB SURROUND ARE  
BROKEN

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

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

## CEILING/ WALLS

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

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

## FLOOR

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

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

## DOORS/ WINDOWS

Windows: ☐ Double hung ☐ Casement ☐ Sliding ☒ Fixed ☐ Other \_\_\_\_\_

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

## FIXTURES/ CABINETS/ COUNTERS

☐ Restricted view below sink ☐ Faucet fixtures corroded/leaking ☐ Toilet tank/cover cracked  
☐ Sink loose from wall/cabinet ☐ Toilet does not flush properly ☐ Toilet seal loose/broken  
☐ Sink cracked/chipped/damaged ☐ Toilet runs continually ☐ Minor wear/damage to counters/cabinets  
☐ Corrosion on/under sink/drain ☐ Toilet tank loose ☐ Moderate wear/damage to counters/cabinets  
☐ Sink stained/discolored ☐ Caulking recommend around toilet base ☐ Heavy wear/damage to counters/cabinets  
☐ Sink drains slowly ☐ New toilet wax seal recommended ☐ Cabinet handles/latches missing  
☐ Sink drain appears to leak ☐ Moisture evident around toilet ☐ Latches/guides need adjustment/repair  
☐ Sink drain stopper inoperative ☐ Toilet bowl/base cracked ☐ 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

THE SEAM AT THE BASE OF THE BATHTUB  
SURROUND IS POORLY SEALED



**ELECTRICAL****COMMENTS**


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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    ☒ Undergound    ☐ 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:

SUB PANELS:

WEST EXTERIOR

LAUNDRY ROOM

GARAGE

2    3    8    2

1    4    5    27

SERVICE SIZE:

☒ COPPER    ☐ ALUMINUM☐ Size could not be determined with certainty/no main breaker☐ 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 aluminium wiring present unique safety concerns. "Knob and tube" wiring is old, easily damaged and may eventually need replacement. Aluminium 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**


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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

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 GALS	GAS	5 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 FILTERS AT THE  
TWO AIR RETURN  
REGISTERS ARE DIRTY

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

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

**\_\_\_ 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.

**HEATING**

	LOCATION	TYPE	FUEL	APPROX BTUs	APPROX AGE	DESIGN LIFE
SYSTEM #1	GARAGE	FORCED AIR	GAS	90,000	5 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	WEST EXTERIOR	CENTRAL AIR	ELECT	4 TON	5 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**


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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"/>			
Heal		<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 ☐ Excessive floor sloping  
☐ Leaking/unsecured/missing pests/piers ☐ Evidence of shimming/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**

APPROX. 2' X 3' OPENING  
 NOTED IN THE CEILING  
 AT THE FRONT ENTRY  
 THE CENTRAL VACUUM  
 DOORS WAS FOUND OPERABLE

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

**ENTRYWAY, STAIRS, HALLWAYS**


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**ATTIC****COMMENTS**

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

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

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

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

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

**FRAMING/ SHEATHING**

☐ Cracked/broken/sagging structural member  
☐ Cracked/damaged/missing access panel

☐ Evidence of moisture damage/dry rot/other damage

**VENTILATION/ ATTIC FAN/ WHOLE HOUSE FAN**

☐ No/minimal ventilation  
☐ Vents blocked

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

☐ Fan inoperative  
☐ Fan is slow/noisy

**INSULATION** ☐ Batt/roll ☒ Loose fill ☐ Rigid board, other: \_\_\_\_\_  
☐ Uneven distribution/partially missing ☐ No moisture barrier apparent

**GARAGE****COMMENTS**

THE PULL-DOWN LADDER  
 AT THE CEILING IS NOT FIRE-RATED

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

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

**DOOR/DOOR OPENER**

☒ Metal ☐ Wood/composite Other \_\_\_\_\_  
 Automatic opener ☒ yes ☐ no; Operates properly (including automatic reverse) ☒ yes ☐ no;

☐ Weather seal damaged/missing

☐ Door appears out of adjustment/alignment

☐ Apparent damage/moisture damage

☐ Window cracked/damaged/missing

**CEILING/WALLS**

Ceiling - ☒ Drywall ☐ Plaster ☐ Acoustic spray Other \_\_\_\_\_  
 Walls - ☒ Drywall ☐ Plaster ☐ Paneling; Other: \_\_\_\_\_

☐ Common cracks

☐ Large/unusual cracks

☐ Apparent moisture stains

☐ Damaged/loose trim

☐ Apparent damage

☐ Apparent patching

☐ Full inspection obstructed

☐ Outlet damaged/defective

☐ Outlets not GFI protected

**PEDESTRIAN DOOR/WINDOWS**

Windows: ☒ Double hung ☐ Casement ☐ Sliding ☐ Fixed Other \_\_\_\_\_

☒ Damaged/broken/inoperative window ☐ Damaged/inoperative door

**FLOOR**

☒ Common cracks

☐ Large/unusual cracks

☐ Heaving/settling

CONDENSATION STAINS NOTED BETWEEN THE  
 GLASS PANE OF THE DOUBLE HUNG WINDOWS