

PAUL E. JONES NAPI CERT. # 30667

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11/25/2022 | 1:43 AM PST

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

 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

 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

 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:

 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



РНОТО #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

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LOTS & GROUNDS		•			
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		CP	1	٨	E
COMMENTS		CR	N	ß	F
THE SWIMMING POUL WAS	Walks	Δ			
NOT INSOGUED AND IS	Steps	177	1		
EXCLUDED FROM THE	Driveways	V	\		
INSPECTION REPORT	Fences				
	Retaining walls	3			
	Grading				
	Swales		<i>*</i>		
	Stairwell drain	T C	X		
	Window wells	T.	X		
	Surface drain	V	4		
	<u> </u>	X		(.e.e.e.,)	
STEPS	Vmissing handrails				
Few/many loose rotted posts Few/many missing/loose boards Wrought iron ru Loose/cracked/missing blocks Gate needs adjustment/repair Apparent moist	sted/corroded				
RETAINING WALLSConcreteBlockTimborStone X Masonry	Other				
Common cracks Common displacement No weep holes	evident No	plumb			
Large cracks Large displacement Moisture dama) a				
SURFACE WATER CONTROL Grado slopes toward foundation Poor drainage apparent Earth to wood of	contactFa	ulty gradin	ng app	a/ont	
		~			

ROOF					AN	I N M D
					CF	1 1 1
COMMENTS				Roofing # 1		X
THE	EDGES UF	561	IFRAL	Roofing # 2		
ROOFIN	16 SHINGI	أسترح	SPORAR	Roofing # 3		
MARK	1		11-1-	Roofing # 4		
				Flashing		X -
		· · · · · · · · · · · · · · · · · · ·		Skylights		/
				Chimneys		4
				Gutters	K	1
				Downspouts	Ø	
EVIDENCE OF LEAKS O	BLE" IS BASED ON THE AGE AND OR MAY SOON DEVELOP LEAKS. EWITHIN THE LIMITS OF ITS AGE	HOWEVER	, SUCH A ROOF CAN BE RE	PAIRED AND GIVE	E GENERALLY	
	MATERIAL/LOCATION	LAYERS	INSPECTION ME	ETHOD	APPROX AGE	DESIGN LIFE
ROOFING # 1	SHINGS TIU	٧ _/	walked onXladder at	eaves Zground	34 yes	504
ROOFING #2	winness by committee of the committee of		walked onladder at	eavesground		
ROOFING #3			walked onladder at	eavesground		
ROOFING #4			walked onladder at	eavesground		
Missing shakes/shin Ceteriorated granule Bare spots Spongy in areas	Many Pitchts Evider Appar	/cracked tiles blisters slope substar nce of leaks ent improper	ndard Roc Roc installation de	oping/curling loking/alligatoring commend trimming of partially obscured obris/snow/vegétation	d by solar pane	
No visible flashing				roper installation	Exposed	nails in flashin
KYLIGHTS (Apparent improper i	VIA installation Craci	ked/damaged	l glass Evi	dence of leaks		
Recommend recaul Recommend cap/s; Missing/deteriorates	king along joint Loos park arroster Appa	Other _ e bricks arent substan arent out of pl	dard height Flu	PAMAD paration from struct o appears unlined	lure	
GUTTERS, DOWNSPOI Loose gutters/down Damaged gutters/di Evidence of loaks	counspouls Gutte	ers/downspot ors sagging trent imprope	Gu	derate/excessive c iter/downspout mis extensions/splash	sing	

EXTERIOR SURFACE		1 . 1 . 1 1
TWO WOOD TRIM BUARDS AT THE NORTH WALL OF THE HOUSE APPEAR MUISTURE 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
Large/unusual cracks Damaged/loose siding Patching he Evidence of patching Poor earth-to-wood clearance Full inspect	verall painting recommer les/cracks/gapc recomm ion obscured by vegetati	nded sended
SOFFITS, FASCIAS, TRIM		
PORCHES, DECKS, PATIOS COMMENTS	Porches Decks Patios Balconies	A N N M D C P I A E C R N R F
PORCHES Apparent settling Loose support posts/pillars/railings Apparent	damaged flooring damage	
DECKS No/low clearance/surface covered by the property of the	Not bolted to house	<u> </u>
PATIOS Concrete Brick Flagstone Tile Other Common/large cracks Lifting/settling Tripping hazard	Sloped toward hou	Covered/could not inspect
BALCONIES Loose/missing handrail Apparent damage Sagging/loose floor Apparen	tly not bolted to house	No joist hangers

KITCHEN						A	N	N	M	D
COMMENTS						C	P	i N	A	E
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IND DEC	2A/2	1 6					+	-		
114010	V 3" V				Doors/window	'S	-	-		
					Sink/cabinets				-	!
					Appliances		-	_		X
					Disposal	🗴	<u>'</u>	-		
·					Dishwasher	🗓	1		L	
					Ventilator	🗴				
					Built-ins		\mathbf{X}			
	·					1=				
Cracked/broken tiles	Few/i	many vinyl tears/g r/minor carpet darr	ouges	Cupping/buckii Loose/uplifted	tiles	Full inspec Spongy/bo		bstru	cted	
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ROOM LIVING ROOM	A N N M D
COMMENTS	CANBE
COMMENTS	Ceiling
	Walls
	Doors/Windows
	Floor
	Fireplace/etc.
	Outlets/switches
Walls: Plaster Wallpaper Paneling	
——————————————————————————————————————	ent damageOutlet/switch appears defective rent patching Full inspection obstructed by furnishings
FLOOR Carpet Viny! tile Sheet viny! Wood Ceramic tile	Other
^	·
	ing/bucking wood Apparent moisture damage a/uplifted tiles
DOORS/ WINDOWS Windows: Double hung Casement Sliding	Fixed Other SLIDING
	ng/damaged hardware GLASS DUOR
ROOM DINING ROUM	A N N M D C P I A E C R N R F
COMMENTS	Ceiling
UNE WINDOW SLREEN	Walls
15 TORN	Doors
	Floor
	Windows
	Outlets/switches
CEILING/ WALLS Ceiling - Drywall Plaster Acoustic spray Of Walls - Drywall Plaster Wallpaper Panelin Common cracks Apparent moisture stains App	OtherOullevswich appears detective
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FLOOR Carpet Vinyl tile Sheet vinyl _X Wood Ceramic tile	Other
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ROOM LOWER LEVEL BED	ROUM	A N N M D C P I A E C R N R F
ONE ELECTRICAL CYTIST 13 LOUSE	Ceiling Walls Doors/Windows Floor	
CEILING WALLS Ceiling: Drywall Plaster Acoustic spray Other Walls: Drywall Plaster Wallpaper Paneling Other	Fireplace/etc. Outlets/switches	
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FLOOR	Other	_
Uneven/slopedFew/many vinyl tears/gougesCupping/buckCracked/broken tilesMajor/minor carpet damageLoose/uplifted		t moisture damage
DOORS/ WINDOWS Windows: Double hung Casement, Sliding Fixed	other T	alous, E
Dual pane appears foggedDoor/window inoperativeMissing/damaCracked/broken glassDoor damaged/delaminatedEvidence of le	ged hardware	
ROOM LAUNDRY ROOM		A N N M O C P I A E
ROOM LAUNDRY ROOM (Location)	Ceiling	A N N M D C P I A E C R N R F
·	Ceiling Walls	
·		1 1 1 1 1 1 1 1 1 1 1 1
·	Walls	1 1 1 1 1 1 1 1 1
·	Walls Doors	
·	Walis Doors Floor	
·	Walls Doors Floor Windows Outlets/switches	C R N R F
CEILING/WALLS Ceiling Drywall Plaster Acoustic spray Other	Walls Doors Floor Windows Outlets/switches her whage Outlev uching Full ins	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
CEILING/ WALLS Cailing - Drywall Plaster Acoustic spray Other Walls - Drywall Plaster Wallpaper Paneling Otto Common cracks Apparent moisture stains Apparent da Large/unusual cracks Damaged/loose baseboard/paneling Apparent pa	Walls Doors Floor Windows Outlets/switches Description of the control of the con	switch appears defective spection obstructed insthings
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(Location)		_		CRNRE
DMMENTS			Ceiling	X
			Walls	
			Doors/Windows	X
			Floor	
			Fireplace/etc.	
			Outlets/switches	
Ceiling: Drywall Plasi Drywall	ter Walipaper	Other Paneling Other Apparent dam Apparent pate	nage Outlet	Uswitch appears defective ispection obstructed urnshings
OOR Carpet Viny! tile Sheet viny! Uneven/\$loped Few/many viny! te Cracked/broken tiles Major/minor carpe		niç tile Cupping/buci Loose/uplifter	OtherAppa.	
Double hung Double hung Double hung Double hung Double hung Door/window inop Cracked/broken glass Door damaged/de	erative '	Missing/dama	aged hardware	
ROOM MASTICAL (Location)	BED	ROOM		A N N M I
(Location)	BED	ROOM	Ceiling	
(Location)	BED	ROOM	Ceiling Walls	
(Location)	BED	ROOM	Ceiling Walls Doors	
(Location)	BED	ROOM	Ceiling Walls Doors Floor	
(Location)	BED	ROOM	Ceiling Walls Doors Floor Windows	
(Location) OMMENTS			Ceiling Walls Doors Floor Windows Outlets/switches	
(Location) OMMENTS Coilles V Daniel B			Ceiling Walls Doors Floor Windows Outlets/switches	
CEILING/ WALLS Common cracks (Location) (Location) (Location)	aster Acoustic sp ster Wallpaper _	ray Other Paneling Ot Apparent da	Ceiling Walls Doors Floor Windows Outlets/switches	C R N R
Ceiling Drywali Pia Ceiling Drywali Pia Common cracks Apparent moists Large/unusual cracks Darnaged/loose FLOOR Carpet Vinyl tile Sheet viny Unever/sloped Few/many vinyl	aster Acoustic sp ster Wallpaper _ re stains baseboard/paneling Wood Cer	ray Other Paneling Ot Apparent da Apparent pa	Ceiling Walls Doors Floor Windows Outlets/switches ther Emage Out Explaining Full Dy Other	C R N R
CEILING/ WALLS Ceiting - X Drywali Pia Walls - Drywali Pia Common cracks Apparent moistu Large/unusual cracks Damaged/loose FLOOR X Carpet Vinyl tile Sheet viny	aster Acoustic sp ster Wallpaper _ re stains baseboard/paneling Wood Cer lea/s/gouges	ray Other Paneling Ot Apparent da Apparent pa	Ceiling Walls Doors Floor Windows Outlets/switches ther amage Out alching Full by Other uckling wood Api	C R N R
CEILING/ WALLS Ceiling - X Drywali Pi Walls - X Drywali Pi Walls - X Drywali Pi Common cracks Apparent moistu Large/unusual cracks Damaged/loose FLOOR X Carpet Vinyl tile Sheet viny UneverVsloped Few/many vinyl	aster Acoustic sp ster Wallpaper _ re stains baseboard/paneling Wood Cer lea/s/gouges per damage	ray Other Paneling Ot Apparent da Apparent parent bis Cupping/bis Loose/upin	Ceiling Walls Doors Floor Windows Outlets/switches ther amageOut Full by ther cuckling woodApplied tiles	C R N R

ROOM UPPER LEVEL NW 1	BEDRUUM	A N N M D C P I A E
COMMENTS		CRNRF
COMMENTS	Ceiling	X - - -
	Walis	X
	Doors/Windows	X
	Floor	X
	Fireplace/etc.	
	Outlets/switches	M
Ceiling: Drywall Plaster Acoustic spray Walls: Drywall Plaster Wallpaper Paneling	ent damage OutleVs	witch appears defective pection obstructed
		nishings
FLOOR Carpet Viny! tile Sheet viny! Wood Ceramic tile	Other	~~ -
Uneven/stoped Few/many vinyl tears/gouges Cuppi Cracked/broken tiles Major/minor carpet damage Loose	ng/bucking wood Appared Purplifted tries	ni moisture damage
	g/damaged hardware	
	nce of leakage	
ROOM UPPER LEVEL NE BED (Location)	PROUM	A N N M D C P A E C R N R
ROOM UPPER LEVEL NE BED	Ceiling	CPIAE
ROOM UPPER LEVEL NE BED	PROUM	CPIAE
ROOM UPPER LEVEL NE BED	Ceiling	CPIAE
ROOM UPPER LEVEL NE BED	Ceiling Walls	CPIAE
ROOM UPPER LEVEL NE BED	Ceiling Walls Doors	CPIAE
ROOM UPPER LEVEL NE BED	Ceiling Walls Doors Floor	CPIAE
ROOM LEVEL NE BED (Location) COMMENTS Ceiling - Drywall Plaster Acoustic spray Off Walls - Drywall Plaster Wallpaper Panelin	Ceiling Walls Doors Floor Windows Outlets/switches	C P A E C R N R
ROOM UPPER LEVEL NE BED (Location) COMMENTS Ceiling - Drywall Plaster Acoustic spray Off Walls - Drywall Plaster Wallpaper Panelin Apparent moisture stains Apparent	Ceiting Walls Doors Floor Windows Outlets/switches or Other went damageOutlet arent patchingFull in	C P I A I
ROOM UPPER LEVEL NE BED (Location) COMMENTS CEILING/ WALLS Ceiling - Drywall Plaster Acoustic spray Ott Walle - Drywall Plaster Wallpaper Panelin Common cracks Apparent moisture stains Apparent moisture stains Apparent moisture stains Apparent Damaged/loces baseboard/paneling Apparent Damaged/loces baseboard/paneling Apparent Damaged/loces Damaged	Ceiling Walls Doors Floor Windows Outlets/switches outlets/switches parent damage Outlet arent patching Full in	Uswitch appears defection obstructed urinishings
ROOM	Ceiting Walls Doors Floor Windows Outlets/switches Outlets/switches Appa Went damage	Uswitch appears defection obstructed urnushings

ROOM LUFT (Location)	A N N M D C P I A E
COMMENTS	CRNRE
1 A LICAD	Ceiling
	Walls NSS Doors/Windows
15 CAS CIVED IN TOUR	Floor
OF THE FIXED WINDOW	
	Fireplace/etc.
CEILING/.WALLS Ceiling: Plaster Acoustic spray	Outlets/switches Other
Maile:	
	Apparent damageOutlet/switch appears defective Full inspection obstructed by furnishings
FLOOR	nic tile Other
Unever/śloped Few/many vinyl tears/gouges Cracked/broken tiles Major/minor carpet damage	Cupping/bucking wood Apparent moisture damage Loose/uplifted tiles
DOORS/ WINDOWS Windows: Double hung Casement S	liding Fixed Other
Dual pane appears fogged Door/window inoperative Door damaged/delaminated	Missing/damaged hardware Evidence of leakage
THE BASE OF THE	
IN THE CARDET	
ROOM (Location)	CPLAE
COMMENTS	Calling C R N R P
	Ceiling
	Walis
	Doors
	Floor
	Windows
	Outlets/switches
CEILING/ WALLS Ceiling Drywali Plaster Acoustic sp. Walle Drywali Plaster Wallpaper	
Common cracksApparent moisture stains Damaged/loose baseboard/paneling	Apparent damage Outlet/switch appears defective Apparent patching Full inspection obstructed by furnishings
FLOOR Carpet Vinyl tile Sheet vinyl Wood Cer	arrictile Other
UneverVsloped Few/many vinyl tears/gouges Major/minor carpet damage	Cupsing/buckling wood Apparent moisture damage Loose/optited tiles
DOORS/ WINDOWS Windows: Double hung Casement	
	Missing/damaged hazdware Evidence of leakage

BATHROOM H	Location)		IAINININID
COMMENTS			C P I A E
		Ceiling	
		Walls	1 10
			1 X - - -
		Doors	
		Floor	
		Windows	
		Toilet/sinks	
		Tub/shower	┤├ ╌╎╳ ├─┤─
CURRY VALVES BELOW SINKS AND TOU	ETS ARE NOT OPERATED AS THEY ARE PR	Vent/tan	
CEILING/ WALLS Coiling Walls: XI	aged/loose baseboard/parreling Appar	Other ent damage Electri ent patching Full in:	ical outlet defective spection obstructed rnishings
Uneven/sloped Few Cracked/broken tiles Majo DOORS/ WINDOWS Dual pane appears fogged Door		a/uplifted tiles	ent moisture damage
	Faucet fixtures corroded/leaking Toilet does not flush properly Toilet runs continually Toilet tank loose Cauking recommend around toilet base New toilet wax seal recommended Moisture evident around toilet Toilet bow/base cracked Faucet has constant drop	Toilet (ank/cover cracked Toilet seat loose/broken Minor wear/damage to cou Moderate wear/damage to col Heavy wear/damage to col Cabinet handles/latches ne Latches/guides need adjus Grout/cauking needed arou	counters/cabinets unters/cabinets issing streentrepair
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 ope Unable to determine if tem Caulk/grout needed on sho Whirlpool/jets not operative	pered glass ower walls
VENT/FAN No exhaust tan Fan not operational	Fan noisy/slow Heat provided by central system	Supplemental heater instal Heater appears defective/i	

BATHROOM	OWER LEVE	90		
	(Location)			ANNMD
COMMENTS				CRNRF
111/2 PLUG	RIS DOURL	-7	Ceiling	
SBALED	NEAR THE		Walls	
BATHT	13		Doors	
	· · · · · · · · · · · · · · · · · · ·		Floor	
			Windows	
			Toilet/sinks	112111
			Tub/shower	12
			Vent/fan	
OF USE DETERMINING WATERTIGH CEILING/ WALLS Common cracks	TOILETS ARE NOT OPERATED AS THE TIMESS OF SHOWER PANS, ETC. IS NOT Drywall Plaster Acoustic: Drywall Plaster Wallpaper Apparent moisture stains Damaged/loose baseboard/paneling	OT WITHIN THE SCO	PE OF THIS INSPEC Other Other Electing Full in	
Unever/sloped	Shoet vinyl Wood Cera Few/many vinyl tea/s/gouges Major/minor carpet damage	Cupping/bucklin	ng wood Appa	vent moisture damage
DOORS/ WINDOWS Windows: Dual pane appears fogged Cracked/broken glass	Double hung Casement Door/window inoperative Door damaged/delaminated	Sliding Fixed Missing/damagi Evidence of lea	Other ed hardware kage	
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/leakin Toilet does not flush properly Toilet runs continually Toilet tank loose Cauking recommend around to New toilet wax seal recommen Moisture evident around toilet Toilet bow/base cracked Faucet has constant drop	Toil Min Moo iilet base Hoo ded Cal Late	et lank/cover cracked el seal loose/broken or weal/damage lo co derale weal/damage lo avy weal/damage to co anet handles/laiches n ches/guides needed arc bul/cauking needed arc	o counters/cabinets ounters/cabinets nissing ustmentrepair
TUB/SHOWER Damage/deterioration noted Mirror/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	SheUnCa	parent shower pan leal ower door difficult to op able to determine if ten ulk/grout needed on st uir/pool/jels not operativ	perale npered glass nower walls
VENT/FAN No exhaust fan Fan not operational	Fan noisy/slow Heat provided by central syste		ppiemental heater inst ater appears defective	

BATHROOM	Location)		ANNMD
COMMENTS			C P I A E C R N R F
510,00R	16 TUR RIG	Ceiling Walls	
SINK BASIN	LIS INOPER	Doors Doors	
SEVERAL W	JAU TILE	Floor Windows	
OUTSIDE TH	12 SHUWER	Toilet/sinks	
- 54/5/COUND	171551N	Tub/shower Vent/tan	V X
OF USE. DETERMINING WATERTIGHTNE CEILING/ WALLS Walls: Common cracks App	naged/loose baseboard/paneling App	Other	
Unever/sloped Few		Other Appare	nt moisture damage
Dual pane appears fogged Doc		Fixed Othersing/damaged hardware dence of leakage	
FIXTURES/ CABINETS/ COUNTERS Restricted view below sink Sink loose from wall/cabinet Sink cracked/chipped/damaged Corrosion on/under sink/drain Sink stained/discolored Sink drains slowly Sink drain appears to leak Sink drain stopper inoperative Sink/drain improperly installed	Faucet fixtures corroded/leaking Toilet does not flush properly Toilet runs continually Toilet tank loose Cauking recommend around toilet base New toilet wax seal recommended Moisture evident around toilet Toilet bow/base cracked Faucet has constant drop	Toilet tank/cover cracked Toilet seat loose/broken Minor wear/damagu to coun Moderale wear/damage to coul Heavy wear/damage to coul Cabinet handles/latches mise Latches/guides need adjust Grout/cauking needed arour	mentrepair mentrepair
TUB/SHOWER	Moisture damage at floor/wall	Apparent shower pan leak	
Damage/doterioration noted Mirror/excessive corrosion noted Caulking needed along base Faucet appears to leak Valves operate with difficulty	Cracked/broken tiles noted Low water volume noted Constant dripping at spout Drain stopper inoperative	Shower door difficult to open Unable to determine if temp Caulk/grout needed on show Whirlpool/jets not operative	ered glass ver walls
THE .T	Apparent slow draining	rus was a	FOUND
VENT/FAN No exhaust ten Fan not operational	Fan noisy/slow Heat provided by central system	Supplemental heater installe I feater appears defective/in	

ATHROOMUff	(Location)		ANNMD
OMMENTS			CRNRF
CUNDENSAT	LON STAINS	Ceiling	X
NISTED BE	TWEGEN THE	Wails	
HASC POMIE	SUE THE GIV	CD Doors	
14/16/15/16/		Floor	
		Windows	
CAUGOAL TU	65 AT SIAF	Toilet/sinks	
DATE OF THE	510001000		-1 $++$
20010	SYLVOVIA) AIRE	Tub/shower	
13KOK/5K		Vent/fan	
OF USE. DETERMINING WATERTIGHTS EILING/ WALLS Common cracks A	DILETS ARE NOT OPERATED AS THEY ARE NESS OF SHOWER PANS, ETC. IS NOT WIT Drywall Plaster Acoustic spray Drywall Plaster Wallpaper Deparent moisture stains A	Other Paneling Other Opporent damage Elec	CTION
Large/unusual cracks D			inspection obstructed furnishings
Uneven/sloped F Cracked/broken tiles M	ew/many vinyi tears/gouges (lajor/minor carpet damage L	.oose/uplifted tiles	erent moisture damage
Cracked/broken tiles M OORS/ WINDOWS Windows: Dual pand appears fogged D Cracked/broken glass D EXTURES/ CABINETS/ COUNTERS Restricted viow 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		Toilet lank/cover cracked Toilet seal loose/broken Minor wear/damage to d Moderate wear/damage to d Cabinet handles/latches Latches/guides need ad	d ounters/cab:nots to counters/cabnets counters/cabnets nitssing
Cracked/broken tiles M OORS/ WINDOWS Windows: Dual pane appears logged D Cracked/broken glass D IXTURES/ CABINETS/ COUNTERS Restricted viow 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	Double hung Casement Slidie Double hung Casement Slidie Door/window inoperative Managed/delaminated Slidie Faucet fixtures correded/leaking Toilet does not flush properly Toilet runs continually Toilet tank loose Cauking recommend around toilet bas New toilet wax seal recommended	Toilet tank/cover cracked Toilet seal loose/broken Minor wear/damage to co Moderate wear/damage to co Cabinet handles/latches	d ounters/cab:nots to counters/cabinets counters/cabinets missing
Cracked/broken tiles Moons: Cracked/broken glass Dual pane appears fogged Decracked/broken glass Dual pane appears fogged Decracked/broken glass Dual pane appears fogged Decracked/broken glass Dual pane appears for wall/cabinet Sink cracked/chipped/damaged Corrosion on/under sink/drain Sink drains slowly Sink drain appears to leak Sink drain stopper inoperative Sink/drain improperly installed	Double hung	Toilet lank/cover cracked Toilet seal loose/broken Minor wear/damage to d Moderate wear/damage to d Cabinet handles/latches Latches/guides need ad	d ounters/cab:nots to counters/cabnets counters/cabnets missing flustment/repair found counter ak operate ampered glass shower walls
Cracked/broken tiles Mindows: Dual pane appears fogged Cracked/broken glass Dixtures/ Cabinets/ Counters Restricted view below sink Sink loose from wall/cabinet Sink cracked/chipped/damaged Corrosion on/under sink/drain Sink stained/discolored Sink drain silowly Sink drain appears to leak Sink/drain improperly installed UB/SHOWER Damage/deterioration noted Minor/excessive corrosion noted Caulking needed along base Faucet appears to leak Valves operate with difficulty	Double hung	Toilet tank/cover cracked toileakage Toilet tank/cover cracked Toilet seat loose/broken Minor wear/damage to common Moderate wear/damage to common Moderate wear/damage to common Moderate Mode	d ounters/cabinots to counters/cabinets counters/cabinets missing flustment/repair found counter ak operate ampered glass shower walls
Cracked/broken tiles OORS/ WINDOWS Windows: Dual pane appears fogged Dicacked/broken glass Districted view below sink Sink loose from wall/cabinet Sink cracked/chipped/damaged Corrosion on/under sink/drain Sink stained/discolored Sink drain silowly Sink drain appears to leak Sink/drain improperly installed UB/SHOWER Damage/deterioration noted Minor/excessive corrosion noted Caulking needed along base Faucet appears to leak Valves operate with difficulty	Double hung Casement Slidie Double hung Casement Slidie Faucet fixtures corroded/leaking Toilet does not flush properly Toilet tank loose Cauking recommend around toilet bas New toilet wax seal recommended Moisture evident around toilet Toilet bow/base cracked Faucet has constant drop Moisture damage at floor/wall Cracked/broken tiles noted Low water volume noted Constant dripping at spout Drain stopper inoperative Apparent slow draining ATT FASAS 15 POD PLLY SA	Toilet tank/cover cracked vidence of leakage Toilet tank/cover cracked Toilet soat loose/broken Minor wear/damage to commoderate	d ounters/cabinots in Counters/cabinets counters/cabinets missing flustment/repair found counter ak operate ampered glass shower walls
Cracked/broken tiles DORS/ WINDOWS Windows: Dual pane appears fogged Docacked/broken glass Docacked/broked/broken glass Docacked/broken glass Docacked glass	Double hung	Toilet tank/cover cracked vidence of leakage Toilet tank/cover cracked Toilet soat loose/broken Minor wear/damage to commoderate	d ounters/cabinots in counters/cabinets counters/cabinets missing flustment/repair found counter ak operate ampered glass shower walls live/rosted SATHUS stalled

ELECTRICAL		
		ANNMO
COMMENTS		CRNRF
	Service	
	Main panel	
	Sub panels	
	Ground	
	Wiring	
	GFI's	
	Smoke detector	
SERVICEOverhead Underground Service Deteriorated weathernead connections Loose/leaning mast Nilssing/loose/damaged weathernead Damaged/frayed drip loose	be disconnected at time of inspection Service lines too clo Service lines too clo	ise to roof ise to ground/regetation
PANELS LOCATION # 01 22 MAIN PANEL: WEST EXTERIOR SUB PANELS: LAUN DRY RUCM CARA (- E	0V circuls # of 110V circuls 2 3 24	Breakers 27
SERVICE SIZE: COPPER ALUMINUM Appears outdated by current stand Double tapping noted Apparent overfusing Open ended uncapped wires Size could not be determined with the size of the stand of the	•	ted
GROUNDING/GROUND FAULT INTERRUPTERS (GFI's)		
Ground rod/water line ground No apparent grounding system Loose clamp at rod/water line Solution No bypass around water meter Few/many two prong outlets Solution Few/many two prong outlets Solution Few/many two prong outlets Solution Sol	Additional GFI outlets recommer GFI outlet defective ded	nded
WIRING Branch wiring: X coppereluminiumFurn	ishing/storage prevented view of impropu	u/exposed wiring
"knob and tube" wiring noted Damaged/corroded conduts Exposed wire/termination/splice Junction box cover missing	Exposed wiring Improper wiring	
Both "knob and tube" and aluminum wiring present unique safety concerns. "Knob a replacement. Aluminum wiring requires specially rated connecters and installation to these systems by a licensed electrician.	und tub" wiring is old, easily damaged and achiniques. For these reasons we recomm	d may eventually need nend an evaluation of
LIGHTS/OUTLETS		
A RANDOM SAMPLE OF ELECTRICAL OUTLETS AND SWITCHES ARE STRUCTURE. NOT ALL OUTLETS AND SWITCHES ARE NECESSARI APPARENT DEFICIENCIES DISCOVERED ARE NOTED ON THE INSP. SWITCH OR OUTLET IS LOCATED	LY ACCESSABLE TO THE INSPEC	TOR. ANY
SMOKE DETECTORS Smoke detectors should be checked periodicty to insure they are functioning proper	hv	
more access as a more pointwest to trades any ma to depth in it before		

•									^	N.	N	М
OMMENTS									C	P R	N	A R
							Water P	ipes				
							Drain Pi					
			•				Vent Pig	es				
	<u>. </u>						Laundry	······································		V		
							Tub Pun					
							Pressur	e				
							Water H	eater				
							Exhaust					
							Relief V	alve				
ATER SOURCE:	V	PUBLIC		PRIVATE					**	•		
WAGE SERVICE:	7	PUBLIC		PRIVATE								
ATER SERVICE ON	X	YES		NO								
Some/most plumi Apparent leaks ne Valve corroded/in	PIPES pling concealed stod operative	 	vanized Water ha Strapping Copper/g	•	d tact noted		Hose faucet de	amaged/ino		evleai	kung	
Some/most plumi Apparent leaks ne Valve corroded/in PAIN/VENT PIPES Some/most plumb Moderate/heavy of No apparent/cove	PIPES ping concealed tod operative Concealed orrosion noted and floor drain	Gar	wanized Water ha Strapping Copper/g Galvaniz Cracked No/negat	Copper	d tact noted		Hose faucet de	amaged/ino ot self drain	oing	ev [†] eai	ung	
Apparent leaks no Valve corroded/in Valve corrod	PIPES ping concealed stod operative Concealed orrosion noted and floor drain Coaled: Cass / Sink Dr	ast iron	wanized \(\sum_{\text{wanized}} \) Water ha Strapping Copper/g Galvaniz Cracked No/negat At electric \(\sum_{\text{Drain}} \)	Copperammer noted g recommende galvanized conficed Lead Lead pipe tive fall	d tact noted	Stic	Hose faucet of Hose faucet no Hose faucets with shift faucets with shift no Hose faucet	amaged/ind ox self drain cleanouts a cleanouts	ing inacci	oss al	Die	
Some/most plumi Apparent leaks no Valve corroded/in RAIN/VENT PIPES Some/most plumb Moderate/heavy of No apparent/cove LUNDRY FACILITIES Energy sources provid Featurus precent: ATER HEATER Heater LOX	PIPES ping concealed stod operative ing concealed orrosion noted and floor drain Localed:Gas Sink Drain CATION	ast ironion:	wanized Water ha Strapping Copper/g Galvaniz Cracked No/negat At electric X Drain (Copperammer noted g recommende galvanized conficed Lead Lead pipe tive fall	d tact noted Pla Pla Pla Vent Pilo	Stic	Hose faucet of Hose faucet no Hose faucets with shi	amaged/ind ox self drain control ox self dra	or macci	ossal nspe	ble	
Some/most plumi Apparent leaks no Valve corroded/in RAIN/VENT PIPES Some/most plumb Moderate/heavy of No apparent/cove LUNDRY FACILITIES Energy sources provid Features precent: ATER HEATER Heater LOX	PIPES ping concealed stod operative ing concealed orrosion noted and floor drain Localed:Gas Sink Drain CATION	ast iron	wanized Water ha Strapping Copper/g Galvaniz Cracked No/negat At electric X Drain (Copperammer noted g recommende galvanized conficed Lead Lead pipe tive fall	Pilo The insp	Water Velectric off ector does in pilots off a las they are	Hose faucet of Hose faucet no Hose faucet no Hose faucet no Hose faucet no Hose faucets with shift faucets with shift not restore utility	amaged/indopt self drain self drain cleanouts defended to the self drain TPR valves collowing to the self drain	or macco	essal nspe	bio clions are	nat

HEATING					_	
COMMENTS					A N C P C R	N M D I A E N R F
THE	- PILAR	RS A	11/1/2	Operation	X_	4-4-4-1
	NO AIR R	ETURN	\	Draft Contro		+
RE(DISTERS A	TIVE D	RIY	Exhaust Sys	tem	+
		· · · · · · · · · · · · · · · · · · ·		Distribution	X -	++-
				Fuel tank/lin	85	+
				Thermostat	— X -	
				Blower	$\longrightarrow \mid \lambda \downarrow$	
170 1750 mi A	TO OFF AT THE OF MINDERS			Humidifier Heat exchar		+++
	TS OFF AT TIME OF INSPECT			Relief Valve		
priots off are very limit	store utility service and does no led. The inspector cannot defini	dively detect heat a	xions with utilities or xchanger cracks and	Circulator p		
holes. This can only	be accomplished by dismantling	the system.		Air Conditio		4
IEATING.						
	LOCATION	TYPE	FUEL	APPROX BTUs	APPROX AGE	DESIGH LIFE
SYSTEM # 1	GARAGE	FARSE	GAS	90,000	5×Rs	ZOYR
SYSTEM # 2						
Does not respor	nd to controls Ma	parent improper insi ikes excessive/unut scommend clean an	sual noise	Unusual flame parter Flame fluctuates whe Rust flakes in combu	in fan comes on	
VENTING/COMBUST Flue vent fully/pa Inadequate vent	rially inaccessible Ap	parent backventing parent improper flu		Moderate/excessive Apparent insufficient		
DISTRIBUTION SYS Ducts largely or Damaged/disco Apparent low as	oncealed Mc onnected ducts Ad	TER:Electro derate/excessive d iditional strapping re r leaks at joints	commended	Missing/damaged re Missing/damaged/in Missing/damaged hi	proper size filter	
AIR CONDITIONING	COULD NO	T BE OPERATED.	OUTSIDE TEMPERA	TURE WAS TOO LOW		
	LOCATION	TYPE	FUEL	APPROX BTUS	APPROX	DESIGN
SYSTEM # 1	WESTERIOG EXTERIOG	CENTB	LEUG	4 FON	5 yrs	ZOY
SYSTEM #2		13.5				
Und makes exp Visible damage		ondenser airflow ob nsatisfactory tempe	-	Apparent freor/cond Outside unit not levi		
			-			

FOUNDATION/STRUCTURE	
COMMENTS	A N N M D C P I A E C R N R F
	Foundation
	Beams
	Bearing Walls
	Joists/Trusses
	Piers/Posts X
	Floor/Slab
	Sump/Sump Pump
	Hoal
FOUNDATION BASEMENT None/partial Block Poured concrete Brick Stone Common/large tracks Moderate/excessive deterioration Minor/major effores cence Areas inaccessable/concealed/uninepecaed CRAWL SPACE None/partial None/partial No/blocked access No vents Vents blocked Apparent moisture/no vapor Areas inaccessable/concealed/uninepecaed Areas inaccessable/concealed/uninepecaed	
STRUCTURE	Cither
Evidence of engoing foundation water penetration can easily be concealed, either intentional has been a dry period prior to the inspection, evidence of past water penetration may not be	ally or unintentionally by a home occupant. Further, dithere
DOORS, STAIRS, HALLWAYS	ANNMO
COMMENTS	C R N R F
APPROX, Z/X 3/ UPENIA NUTED IN THE CELLING AT THE FRUNT ENTR THE CENTRAL VACUUM DOORS WAS FOUND OPERABLE	Extenor Doors Imenor Doors Entryway Stars Hallways
Entryway, Stairs, Hallways	

ATTIC	
COMMENTS	C P I A E C R N R F
	Framing
	Sheathing
	Ventilation
	Attic fan
	Whole house fan
	Insulation
METHOD OF INSPECTION:None/no access,Complete access,Limited access(low of EVIDENCE OF ONGOING WATER PENETRATION?yes,no, Location:	
FRAMING/ SHEATHING	The of hispection,
Cracked/broken/sagging structural member Evidence of moisture dam Cracked/damaged/missing access panel	age/dry rot/other damage
VENTILATION/ ATTIC FAN/ WHOLE HOUSE FAN	
	Fan inoperative Fan is slow/noisy
Batt/roli Rigid board, other: No moisture barrier app	parent
GARAGE	A N N M D
COMMENTS	CRNRF
THE DUN-DOWN LADDER	Door
AT THE CELLING IS NOT FIRE-RATED	Door opener
	Ceiling/walls
	Floor
	WINDOW !! X
DOOR/DOOR OPENER Metal Wood/composite Other Yes no; Operates properly (including Apparent damage/moisture damage Door appears out of adjustment/alignment	automatic reverse) X yesno; Window cracked/damaged/missing
CEILING/WALLS Ceiling - Orywall Plaster Acoustic spray Other Walis - Orywall Plaster Paneling; Other:	
Common cracks Apparent moisture stains Apparent damage Large/unusual cracks Damaged/loose trim Apparent patching	Full inspection obstructed Outlet damagod/defective Outlets not GFI protected
PEDESTRIAN DOOR/WINDOWS	
Windows: XDouble hungCasementSlidingFixed Other Damaged/broken/inoperative windowDamaged/inoperative door	
FLOOR GIASS PANES OF THE DOUBLE Large/unusual cracks Heaving/se	