



PAUL E. JONES
NAPI CERT. # 30667

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DocuSigned by:

Tami Phillips, Executor 5/3/2021 | 12:07 PM PDT
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INSPECTION DATE: April 29, 2021

REPORT NUMBER: A71637

CLIENT: Tami Phillips

PROPERTY INSPECTED: 161 Florence Ct
Vallejo, CA 94589

The property inspected is a 4 bedroom, 2 bath single family home. The weather at the commencement of the inspection was clear with a temperature reading of approximately 73 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 15 years. The roofing material is in an acceptable condition.

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

ATTIC LEVEL

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

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

ELECTRICAL SYSTEM

The electrical system is a 100 AMP service. The service entrance panel is located at the North exterior and the sub panel is located at the hallway closet. 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:

1. The cover plate to one junction box at the North wall of the garage interior is missing. Suggest a cover plate be installed by a qualified licensed contractor. (Safety Concern, See Photo #1)

PLUMBING SYSTEM

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

Maintenance issues:

1. The shelf in the cabinet opening below the kitchen sink was found wet from an apparent plumbing leak (the location of the leak was not found). Suggest the sink plumbing be further inspected by a qualified licensed contractor. (See Photo #2)
2. The kitchen sink countertop underlayment is stained near the sink basin and the particleboard shelf in the cabinet opening below the sink appears moisture damaged. Please refer to the structural pest report for additional comments and recommendations, if any. (See Photo #3 and Photo #4)

KITCHEN APPLIANCES

Maintenance issues:

1. The microwave is inoperable (would not respond to the operating controls). Suggest the microwave oven be repaired or replaced by a qualified licensed contractor as found needed. (See Photo #5)

WINDOWS & DOORS

Maintenance issues:

Lower Level East Bedroom

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

Lower Level South Bedroom

1. The window screen to one sliding window is torn. Suggest the damaged screen be replaced.
2. The window screen one sliding window is missing. Suggest a window screen be installed.

Upper Level South Bedroom

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

Furnace Closet

1. The base of the furnace closet door drags on the carpet and is difficult to open and close. Suggest the door be repaired by a qualified licensed contractor. (See Photo #6)

Garage

1. The base of the door jamb to the garage pedestrian door appears moisture damaged. Please refer to the structural pest report for additional comments and recommendations, if any. (See Photo #7)

SMOKE DETECTOR

Maintenance issues:

1. The smoke detector at the Upper Level South Bedroom is missing. Suggest a smoke detector be installed. (Safety Concern)

LOTS & GROUNDS

Maintenance issues:

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

NOTE

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

Please read the inspection worksheet for additional findings and recommendations.

A handwritten signature in black ink, appearing to read 'P. Jones', written in a cursive style.

Paul E. Jones



PHOTO #1



PHOTO #2



PHOTO #3



PHOTO #4



PHOTO #5



PHOTO #6



PHOTO #7



PHOTO #8

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

LOTS & GROUNDS

COMMENTS

SEVERAL FENCE POSTS
AND SLATS AT THE SOUTH
FENCE LINE ARE
BROKEN/LOOSE

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

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

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

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

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

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

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

ROOF

COMMENTS

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

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

IT IS IMPOSSIBLE TO CONCLUSIVELY DETERMINE IF A ROOF LEAKS UNLESS IT IS RAINING AT THE TIME OF INSPECTION. A RATING OF "ACCEPTABLE" IS BASED ON THE AGE AND GENERAL USEFULNESS OF A ROOF. AN "ACCEPTABLE" ROOF MAY SHOW EVIDENCE OF LEAKS OR MAY SOON DEVELOP LEAKS. HOWEVER, SUCH A ROOF CAN BE REPAIRED AND GIVE GENERALLY ACCEPTABLE SERVICE WITHIN THE LIMITS OF ITS AGE.

ROOFING

	MATERIAL/LOCATION	LAYERS	INSPECTION METHOD	APPROX AGE	DESIGN LIFE
ROOFING # 1	COMPOSITION SHINGLE	1	___walked on <input checked="" type="checkbox"/> ladder at eaves <input checked="" type="checkbox"/> ground	15 yrs	30 yrs
ROOFING # 2			___walked on ___ladder at eaves ___ground		
ROOFING # 3			___walked on ___ladder at eaves ___ground		
ROOFING # 4			___walked on ___ladder at eaves ___ground		

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

FLASHINGS/VALLEYS

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

SKYLIGHTS

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

CHIMNEYS

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

GUTTERS, DOWNSPOUTS, EXTENSIONS

- ___ Loose gutters/downspouts ___ Gutters/downspouts clogged ___ Moderate/excessive corrosion
- ___ Damaged gutters/downspouts ___ Gutters sagging ___ Gutter/downspout missing
- ___ Evidence of leaks ___ Apparent improper slope ___ No extensions/splash blocks

EXTERIOR SURFACE

COMMENTS

Siding # 1	<input checked="" type="checkbox"/>				
Siding # 2	<input checked="" type="checkbox"/>				
Windows	<input checked="" type="checkbox"/>				
Soffits/Fascia	<input checked="" type="checkbox"/>				
Exterior Doors					<input checked="" type="checkbox"/>
Shutters/Awnings		<input checked="" type="checkbox"/>			

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

SIDING

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

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

SOFFITS, FASCIAS, TRIM

- Wood Vinyl Metal; Other: _____
- Damaged/loose/missing
- Apparent moisture damage
- Poor earth-to-wood clearance

PORCHES, DECKS, PATIOS

COMMENTS

Porches	<input checked="" type="checkbox"/>				
Decks		<input checked="" type="checkbox"/>			
Patios	<input checked="" type="checkbox"/>				
Balconies		<input checked="" type="checkbox"/>			

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

PORCHES

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

DECKS

- No footings evident NIA
- 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
- No/low clearance/surface covered/could not fully inspect

PATIOS

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

BALCONIES

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

KITCHEN

COMMENTS

THE MICROWAVE OVEN IS INOPERABLE

A PLUMBING LEAK NOTED BELOW THE SINK

THE SINK COUNTERTOP UNDERLAYMENT IS STAINED. THE PARTICLE BOARD SHELF BELOW THE SINK APPEARS MOISTURE DAMAGED

	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
COOKING Appliances					X
Disposal	X				
Dishwasher	X				
Ventilator	X				
Built-ins		X			

CEILING/ WALLS

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

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

FLOOR

Carpet Vinyl tile Sheet vinyl Wood Ceramic tile Other _____

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

DOORS/ WINDOWS

Windows: Double hung Casement Sliding Fixed Other _____

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

SINK/ 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 hot and cold reversed
- Faucet fixtures corroded
- Sink drain appears to leak
- Sink drain stopper inoperative
- Sink/drain improperly installed
- Faucet leaks
- Faucet has constant drip
- Minor wear/damage to counters/cabinets
- Moderate wear/damage to counters/cabinets
- Heavy wear/damage to counters/cabinets
- Cabinet handles/latches missing
- Latches/guides need adjustment/repair
- Grout/caulking needed around counter

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
- INOPERABLE**

VENTILATION

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

ROOM LOWER LEVEL EAST BEDROOM
(Location)

COMMENTS
THE WINDOW SCREEN IS TORN

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

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

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

FLOOR Carpet Vinyl tile Sheet vinyl Wood Ceramic tile Other _____

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

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

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

ROOM LOWER LEVEL SOUTH BEDROOM
(Location)

COMMENTS
ONE WINDOW SCREEN IS TORN
ONE WINDOW SCREEN IS MISSING

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

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

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

FLOOR Carpet Vinyl tile Sheet vinyl Wood Ceramic tile Other _____

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

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

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

ROOM FAMILY ROOM
(Location)

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

COMMENTS

Ceiling	X			
Walls	X			
Doors/Windows	X			
Floor	X			
Fireplace/etc.	X			
Outlets/switches	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 LIVING ROOM
(Location)

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

COMMENTS

Ceiling	X			
Walls	X			
Doors	X			
Floor	X			
Windows	X			
Outlets/switches	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 NORTH BEDROOM
(Location)

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

COMMENTS

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

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

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

FLOOR Carpet Vinyl tile Sheet vinyl Wood Ceramic tile Other _____

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

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

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

ROOM UPPER LEVEL SOUTH BEDROOM
(Location)

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

COMMENTS

THE SMOKE DETECTOR IS MISSING

THE WINDOW SCREEN IS TORN

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

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

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

FLOOR Carpet Vinyl tile Sheet vinyl Wood Ceramic tile Other _____

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

THE CARPET IS LOOSE AND BUCKLED

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

LOWER LEVEL

(Location)

COMMENTS

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

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

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

CEILING/ WALLS

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

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

FLOOR

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

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

DOORS/ WINDOWS

Windows: ___ Double hung ___ Casement ___ Sliding ___ Fixed ___ Other _____

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

WINDOW NOT PRESENT

FIXTURES/ CABINETS/ COUNTERS

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

TUB/SHOWER

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

VENT/FAN

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

BATHROOM

UPPER LEVEL
(Location)

COMMENTS

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

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

CEILING/WALLS

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

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

FLOOR

Carpet Vinyl tile Sheet vinyl Wood Ceramic tile Other TILE

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

DOORS/ WINDOWS

Windows: Double hung Casement Sliding Fixed Other _____

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

WINDOW NOT PRESENT

FIXTURES/ CABINETS/ COUNTERS

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

TUB/SHOWER

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

VENT/FAN

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

ELECTRICAL

COMMENTS

THE COVER TO ONE JUNCTION BOX AT THE GARAGE IS MISSING

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"/>

SERVICE Overhead Underground Service disconnected at time of inspection
 Deteriorated weatherhead connections Loose/leaning mast Service lines too close to roof
 Missing/loose/damaged weatherhead Damaged/frayed drip loops Service lines too close to ground/vegetation

PANELS LOCATION # of 220V circuits # of 110V circuits Breakers
 MAIN PANEL: NORTH EXTERIOR 1 3
 SUB PANELS: INTERIOR CLOSET 0 9 1 12

SERVICE SIZE: 100 AMP Size could not be determined with certainty/no main breaker
 COPPER ALUMINUM Appears outdated by current standards/upgrade advised
 Double tapping noted No/insufficient panel clearance Corrosion noted at terminals
 Apparent overfusing Unprotected panel openings Missing panel screws
 Open ended uncapped wires Missing cover Scorching/overheated wires noted

GROUNDING/GROUND FAULT INTERRUPTERS (GFI's)
 Ground rod/water line ground No bypass around water meter Additional GFI outlets recommended
 No apparent grounding system Few/many two prong outlets GFI outlet defective
 Loose clamp at rod/water line 3 prong outlets apparently not grounded

WIRING Branch wiring: copper aluminum Furnishing/storage prevented view of improper/exposed wiring
 "knob and tube" wiring noted Damaged/corroded conduits Exposed wiring
 Exposed wire/termination/splice Junction box cover missing Improper wiring
 Both "knob and tube" and aluminum wiring present unique safety concerns. "Knob and tub" wiring is old, easily damaged and may eventually need replacement. Aluminum wiring requires specially rated connectors and installation techniques. For these reasons we recommend an evaluation of these systems by a licensed electrician.

LIGHTS/OUTLETS

A RANDOM SAMPLE OF ELECTRICAL OUTLETS AND SWITCHES ARE INSPECTED THROUGHOUT THE STRUCTURE. NOT ALL OUTLETS AND SWITCHES ARE NECESSARILY ACCESSABLE TO THE INSPECTOR. ANY APPARENT DEFICIENCIES DISCOVERED ARE NOTED ON THE INSPECTION FORM FOR THE ROOM WHERE THE SWITCH OR OUTLET IS LOCATED

SMOKE DETECTORS

Smoke detectors should be checked periodically to insure they are functioning properly

PLUMBING

COMMENTS

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

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

WATER MAIN/PIPES MAIN: Galvanized Copper PVC; Other: _____
 PIPES: Galvanized Copper PVC; Other: _____

- Some/most plumbing concealed
- Apparent leaks noted
- Valve corroded/inoperative
- Water hammer noted
- Strapping recommended
- Copper/galvanized contact noted
- Hose faucet damaged/inoperative/leaking
- Hose faucet not self draining

DRAIN/VENT PIPES Cast iron Galvanized Lead Plastic Undetermined

- Some/most plumbing concealed
- Moderate/heavy corrosion noted
- No apparent/covered floor drain
- Cracked pipe
- No/negative fall
- Apparent leaks
- No accessible cleanouts

LAUNDRY FACILITIES Location: GARAGE

Energy sources provided: Gas 120 volt electric 20 volt electric
 Features present: Sink Drain (floor) Drain (gray box) Vent Water faucets with shutoff valves

WATER HEATER

Heater	LOCATION	SIZE	FUEL	AGE
#1	GARAGE	40 GAL	GAS	7 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
- Gas valve missing/inaccessible
- Damaged/corroded case.
- Rust flakes on/around burner
- No TPR valve installed
- Apparent improper installation
- TPR valve extension missing
- Apparent insufficient ventilation
- Access cover missing
- Corrosion on connectors
- Copper/flexible gas supply line

HEATING

COMMENTS

____ UTILITIES/PILOTS OFF AT TIME OF INSPECTION

Inspector does not restore utility service and does not light pilots. Inspections with utilities or pilots off are very limited. The inspector cannot definitively detect heat exchanger cracks and holes. This can only be accomplished by dismantling the system.

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

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

HEATING

	LOCATION	TYPE	FUEL	APPROX BTUs	APPROX AGE	DESIGN LIFE
SYSTEM # 1	INTERIOR CLOSET	FORCED AIR	GAS	80,000	5 YRS	20 YRS
SYSTEM # 2						
SYSTEM # 3						

- | | | |
|-----------------------------------------------------------------------|---------------------------------------|-------------------------------------------|
| <input checked="" type="checkbox"/> Unit fully/partially inaccessible | ____ Electronic ignition malfunctions | ____ Closed unit/unable to inspect burner |
| ____ Pilot not in/NOT Tested | ____ Apparent improper installation | ____ Unusual flame pattern observed |
| ____ Does not respond to controls | ____ Makes excessive/unusual noise | ____ Flame fluctuates when fan comes on |
| ____ Damaged/inoperative controls | ____ Recommend clean and check | ____ Rust flakes in combustion chamber |

VENTING/COMBUSTION AIR

- | | | |
|----------------------------------------------------------------------------|-----------------------------------------------|----------------------------------------------------------|
| <input checked="" type="checkbox"/> Flue vent fully/partially inaccessible | ____ Apparent backventing noted | ____ Moderate/excessive corrosion on vent/draft diverter |
| ____ Inadequate vent clearance/height | ____ Apparent improper flue vent installation | ____ Apparent insufficient combustion air available |

DISTRIBUTION SYSTEM/FILTERS

FILTER: ____ Electronic Disposable

- | | | |
|---------------------------------|----------------------------------------|-------------------------------------------|
| ____ Ducts largely concealed | ____ Moderate/excessive duct corrosion | ____ Missing/damaged register grill |
| ____ Damaged/disconnected ducts | ____ Additional strapping recommended | ____ Missing/damaged/improper size filter |
| ____ Apparent low air volume | ____ Air leaks at joints | ____ Missing/damaged filter clip |

AIR CONDITIONING

____ COULD NOT BE OPERATED, OUTSIDE TEMPERATURE WAS TOO LOW

	LOCATION	TYPE	FUEL	APPROX BTUs	APPROX AGE	DESIGN LIFE
SYSTEM # 1	NORTH EXTERIOR	CENTRAL AIR	ELECT	4 TON	5 YRS	20 YRS
SYSTEM # 2						

- | | | |
|---------------------------------|--------------------------------------|-------------------------------------------|
| ____ Unit makes excessive noise | ____ Condenser airflow obstructed | ____ Apparent freon/condensate line leaks |
| ____ Visible damage to unit | ____ Unsatisfactory temperature drop | ____ Outside unit not level |

FOUNDATION/STRUCTURE

COMMENTS

Foundation	X				
Beams	X				
Bearing Walls	X				
Joists/Trusses	X				
Piers/Posts	X				
Floor/Slab	X				
Sump/Sump Pump	X	X			
Heat	X				

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

FOUNDATION

BASEMENT

- None/partial
- Block Poured concrete Brick Stone
- Common/large cracks
- Moderate/excessive deterioration
- Minor/major efflorescence
- Areas inaccessible/concealed/uninspected

CRAWL SPACE

- None/partial
- No/blocked access
- No vents
- Vents blocked
- Apparent moisture/no vapor barrier
- Areas inaccessible/concealed/uninspected

SLAB

- None/partial/garage only
- Common cracks
- Large cracks
- Uneven/sloped floors
- Small/large areas covered

STRUCTURE

- Wood frame Steel frame Brick Stone Other _____
- Cracked/broken/sagging structural members
- Leaking/unsecured/missing pests/pests
- Excessive floor sloping
- Evidence of shrinking/repair

MOISTURE EVIDENCE/CONTROL

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

Evidence of ongoing foundation water penetration can easily be concealed, either intentionally or unintentionally by a home occupant. Further, if there has been a dry period prior to the inspection, evidence of past water penetration may not be visible or detectable.

DOORS, STAIRS, HALLWAYS

COMMENTS

THE BASE OF THE FURNACE
CLOSET DOOR DRAGS ON THE
CARPET

Exterior Doors	X				
Interior Doors					X
Entryway	X				
Stairs	X				
Hallways	X				

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

DOORS

ENTRYWAY, STAIRS, HALLWAYS

ATTIC

COMMENTS

	A	N	N	M	D
	C	P	I	A	E
	C	R	N	R	F
Framing	X				
Sheathing	X				
Ventilation	X				
Attic fan		X			
Whole house fan		X			
Insulation	X				

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

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

FRAMING/ SHEATHING

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

VENTILATION/ ATTIC FAN/ WHOLE HOUSE FAN

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

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

GARAGE

COMMENTS

THE COVER TO ONE J-BOX AT THE NORTH WALL IS MISSING

	A	N	N	M	D
	C	P	I	A	E
	C	R	N	R	F
Door	X				
Door opener	X				
Ceiling/walls	X				
Floor	X				
PEDEST. DOOR					X

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

CEILING/WALLS Ceiling - Drywall Plaster Acoustic spray Other SHEATHING
 Walls - Drywall Plaster Paneling; Other: _____

Common cracks Apparent moisture stains Apparent damage Full inspection obstructed
 Large/unusual cracks Damaged/loose trim Apparent patching Outlet damaged/defective
 Outlets not GFI protected

PEDESTRIAN DOOR/WINDOWS
 Windows: Double hung Casement Sliding Fixed Other _____
 Damaged/broken/inoperative window Damaged/inoperative door

WINDOW NOT PRESENT

FLOOR Common cracks Large/unusual cracks Heaving/settling

THE BASE OF THE DOOR JAMBS TO THE PEDESTRIAN DOOR APPEAR TO BE DAMAGED