



PAUL E. JONES
NAPI CERT. # 30667

P.O. BOX 981071
W. SACRAMENTO, CA 95798
(916) 752-0275
e-mail: pjones21@comcast.net

DocuSigned by:

Brandon Merkel 7/7/2021 | 12:07 PM PDT

FADCFSAT94134E2...

DocuSigned by:

Luz Merkel

7/22/2021 | 5:59 PM PDT

4B4CAE6D2BDC4FA...

INSPECTION DATE: July 6, 2021

REPORT NUMBER: A71421

CLIENT: Brandon & Luz Merkel

PROPERTY INSPECTED: 401 Donaldson Ct
Suisun City, CA 94585

The property inspected is a 4 bedroom, 2.5 bath single family home. The weather at the commencement of the inspection was clear with a temperature reading of approximately 63 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 concrete tiles. The estimated age of the roofing material is 32 years.

Note:

1. The inspection of the roof was limited to a visual inspection from the ground using binoculars due to concerns safely walking the roof. Suggest the roof be further inspected by a licensed roofing contractor.

ATTIC LEVEL

The attic framing structure is firm and intact. The attic area is adequately ventilated and 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.

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.

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

ELECTRICAL SYSTEM

The electrical system is a 125 AMP service. The service entrance panel is located at the South exterior and the sub panels are located at the 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.

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

WINDOWS

Maintenance issues:

Family Room

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

Living Room/Formal Dining Area

1. Condensation stains were noted between the glass panes of one sliding window from an apparent failed vacuum seal. Suggest the glass panes be replaced by a licensed window contractor. (Stationary Side, See Photo #3)

LOTS & GROUNDS


Maintenance issues

1. The double gates near the South wall of the house drag on the concrete walkway and several lattice privacy panels along the fence perimeter are broken. Suggest the gate and fence be repaired by a qualified licensed contractor. (See Photo #4, Photo #5 and Photo #6)

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

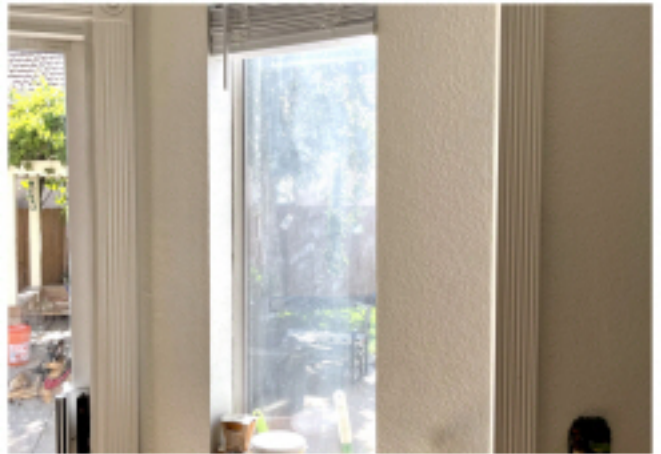


PHOTO #2



PHOTO #3



PHOTO #4



PHOTO #5



PHOTO #6

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

LOTS & GROUNDS

COMMENTS

THE STORAGE SHED IS IN AN ACCEPTABLE CONDITION

SEVERAL LATTICE PRIVACY PANELS ALONG THE FENCE PERIMETER ARE BROKEN. THE DOUBLE GATE DRAGS ON THE CONCRETE WALKWAY

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

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

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

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

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

N/A

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

ROOF

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

COMMENTS

THE INSPECTION OF THE ROOF WAS LIMITED TO A VISUAL INSPECTION FROM THE GROUND USING BINOCULARS

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

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

ROOFING

	MATERIAL/LOCATION	LAYERS	INSPECTION METHOD	APPROX AGE	DESIGN LIFE
ROOFING # 1	CONCRETE TILE	1	___walked on ___ladder at eaves <input checked="" type="checkbox"/> ground	32 YRS	50 YRS
ROOFING # 2			___walked on ___ladder at eaves ___ground		
ROOFING # 3			___walked on ___ladder at eaves ___ground		
ROOFING # 4			___walked on ___ladder at eaves ___ground		

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

FLASHINGS/VALLEYS

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

SKYLIGHTS

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

CHIMNEYS

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

GUTTERS, DOWNSPOUTS, EXTENSIONS

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

EXTERIOR SURFACE

COMMENTS

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

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

SIDING

MATERIAL: Siding # 1 STUCCO Siding # 2 STONE Siding # 3 _____
 LOCATION: _____

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

SOFFITS, FASCIAS, TRIM

Wood Vinyl Metal; Other: _____

- Damaged/loose/missing Apparent moisture damage Poor earth-to-wood clearance

PORCHES, DECKS, PATIOS

COMMENTS

Porches	X				
Decks		X			
Patios	X				
Balconies		X			

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

PORCHES

- | | | |
|--|---|--|
| <input type="checkbox"/> Apparent settling | <input type="checkbox"/> Loose support posts/pillars/railings | <input type="checkbox"/> Apparent damaged flooring |
| <input type="checkbox"/> Apparent roof leaks | <input type="checkbox"/> Poor earth-to-wood-clearance | <input type="checkbox"/> Apparent damage |

DECKS

- NIA 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 _____ Covered/could not inspect
 Common/large cracks Lifting/settling Tripping hazard Sloped toward house

BALCONIES

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

KITCHEN

COMMENTS

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

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

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	<input type="checkbox"/> None	<input type="checkbox"/> Not tested	<input checked="" type="checkbox"/> Operational	_____
OVEN	<input type="checkbox"/> None	<input type="checkbox"/> Not tested	<input checked="" type="checkbox"/> Operational	_____
DISHWASHER	<input type="checkbox"/> None	<input type="checkbox"/> Not tested	<input checked="" type="checkbox"/> Operational	_____
GARBAGE DISPOSAL	<input type="checkbox"/> None	<input type="checkbox"/> Not tested	<input checked="" type="checkbox"/> Operational	_____
MICROWAVE	<input type="checkbox"/> None	<input type="checkbox"/> Not tested	<input checked="" type="checkbox"/> Operational	_____
TRASH COMPACTOR	<input checked="" type="checkbox"/> None	<input type="checkbox"/> Not tested	<input type="checkbox"/> Operational	_____

VENTILATION

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

ROOM FAMILY ROOM
(Location)

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

COMMENTS
CONDENSATION STAINS NOTED BETWEEN THE GLASS PANEES OF ONE SLIDING WINDOW

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 SLIDING

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

CONDENSATION STAINS NOTED BETWEEN THE GLASS PANEES OF ONE FIXED WINDOW

ROOM LIVING ROOM / FORMAL DINING AREA
(Location)

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

COMMENTS
CONDENSATION STAINS NOTED BETWEEN THE GLASS PANEES OF ONE SLIDING WINDOW

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 LAUNDRY ROOM
(Location)

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

COMMENTS _____

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

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

Common cracks 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

WINDOW NOT PRESENT

ROOM MASTER BED ROOM
(Location)

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

COMMENTS _____

Ceiling
Walls
Doors
Floor
Windows
Outlets/switches

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

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

FLOOR Carpet Vinyl tile Sheet vinyl Wood Ceramic tile Other _____

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 WEST BEDROOM
(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	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 SOUTH BEDROOM
(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

BATHROOM

HALF

(Location)

COMMENTS

	A	N	N	M	D
	C	P	I	A	E
	C	R	N	R	F
Ceiling	X				
Walls	X				
Doors	X				
Floor	X				
Windows	X		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/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
- 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
- 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

MASTER

(Location)

COMMENTS

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

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

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

CEILING/ WALLS

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

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

FLOOR

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

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

DOORS/ WINDOWS

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

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

FIXTURES/ CABINETS/ COUNTERS

- Restricted view below sink
- Faucet fixtures corroded/leaking
- Toilet tank/cover cracked
- Sink loose from wall/cabinet
- Toilet does not flush properly
- Toilet 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
- Grou/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

UPPER LEVEL HALL
(Location)

COMMENTS

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

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

CEILING/ WALLS Ceiling: 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 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

ELECTRICAL

COMMENTS

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

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:	SOUTH EXTERIOR	2	0	2
SUB PANELS:	GARAGE INTERIOR	2	12	14
	GARAGE INTERIOR	1	3	4

SERVICE SIZE: 125 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 Scorched/overheated wires noted

GROUNDING/GROUND FAULT INTERRUPTERS (GFI's)

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

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

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

WIRING Branch wiring: copper aluminium Furnishing/storage prevented view of improper/exposed wiring

"knob and tube" wiring noted Damaged/corroded conduits Exposed wiring

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

Both "knob and tube" and aluminum wiring present unique safety concerns. "Knob and tub" wiring is old, easily damaged and may eventually need replacement. Aluminum wiring requires specially rated connectors and installation techniques. For these reasons we recommend an evaluation of these systems by a licensed electrician.

LIGHTS/OUTLETS

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

SMOKE DETECTORS

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

PLUMBING

COMMENTS

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

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

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

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

DRAIN/VENT PIPES Cast iron Galvanized Lead Plastic Undetermined

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

LAUNDRY FACILITIES Location: LAUNDRY ROOM

Energy sources provided: Gas 120 volt electric 220 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	50 GAL	GAS	12 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 FURNACE AND AIR CONDITIONING UNIT WERE FOUND OPERABLE, THOUGH HAVE EXCEEDED THEIR DESIGN LIFE

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"/>			
Heat exchanger	<input checked="" type="checkbox"/>				
Relief Valve		<input checked="" type="checkbox"/>			
Circulator pump		<input checked="" type="checkbox"/>			
Air Conditioning	<input checked="" type="checkbox"/>				

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	80,000	32 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	SOUTH EXTERIOR	CENTRAL AIR	ELECT	4 TON	32 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

THE INSPECTION OF THE SUB FLOOR WAS LIMITED DUE TO THE PLACEMENT OF INSULATION

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

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 posts/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

AN APPROX. 1" DIA HOLE NOTED IN THE FACE OF THE FRONT ENTRY CLOSET DOOR

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

DOORS

ENTRYWAY, STAIRS, HALLWAYS

ATTIC

COMMENTS

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

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

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

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

FRAMING/ SHEATHING

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

VENTILATION/ ATTIC FAN/ WHOLE HOUSE FAN

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

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

GARAGE

COMMENTS

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

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

DOOR/DOOR OPENER Metal Wood/composite Other _____
 Automatic opener yes no; Operates properly (including automatic reverse) yes no;

Weather seal damaged/missing Apparent damage/moisture damage Window cracked/damaged/missing
 Door appears out of adjustment/alignment

CEILING/WALLS

Ceiling - Drywall Plaster Acoustic spray Other _____
 Walls - Drywall Plaster Paneling; Other: _____

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

PEDESTRIAN DOOR/WINDOWS

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

WINDOW NOT PRESENT

FLOOR

Common cracks Large/unusual cracks Heaving/settling