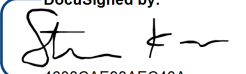




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 8/3/2021 | 12:46 PM PDT  
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**INSPECTION DATE:** July 30, 2021

**REPORT NUMBER:** A71281

**CLIENT:** Steven Nose

**PROPERTY INSPECTED:** 2712 Soho Ln  
Fairfield, CA 94533

The property inspected is a 3 bedroom, 2.5 bath single family home. The weather at the commencement of the inspection was clear with a temperature reading of approximately 91 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 a slab-on-grade foundation 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 14 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 polystyrene 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 200 AMP service. The service entrance panel is located at the East exterior. Overload protection is provided by circuit breakers.

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

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

## **PLUMBING SYSTEM**

The water supply 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:

### Kitchen

1. The seam at the sink rim is poorly sealed. Suggest the seam be sealed with a caulking material by a qualified licensed contractor as found needed. (See Photo #1)
2. Two edge tiles at the sink countertop near the dishwasher are cracked. Suggest the damaged tiles be replaced by a qualified licensed contractor. (See Photo #2)
3. One tile at the baseboard near the dishwasher is missing. Suggest a replacement tile be installed by a qualified licensed contractor. (See Photo #3)

### Master Bathroom

1. The bathtub faucet will not shut off completely and water drips continuously from the spout. Suggest the bathtub faucet be repaired by a qualified licensed contractor. (See Photo #4)
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 as found needed. (See Photo #5)

### Upper Level Hall Bathroom

1. The seams at the corners and base of the bathtub surround are poorly sealed. Suggest the seams be sealed with a caulking material by a qualified licensed contractor as found needed. (See Photo #6)

## DOORS

Maintenance issues:

### SW Bedroom

1. The sliding closet doors have been removed and were found in the garage. Suggest the closet doors be re-installed by a qualified licensed contractor. (See Photo #7)

### SE Bedroom

1. The entry door is missing. Suggest a door be installed by a qualified licensed contractor. (See Photo #8)

### Lower Level Hallway

1. The two self-closing door hinges to the fire door between the lower level hallway and garage are inoperable. Suggest the self-closing door hinges be repaired or replaced by a qualified licensed contractor as found needed to maintain a fire barrier between the garage and house interior. (Safety Concern, See Photo #9 and Photo #10)

## NOTE

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

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



Paul E. Jones



**PHOTO #1**



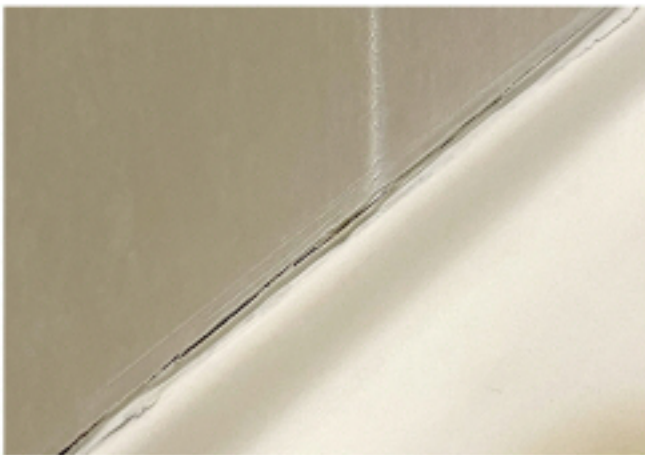
**PHOTO #2**



**PHOTO #3**



**PHOTO #4**



**PHOTO #5**



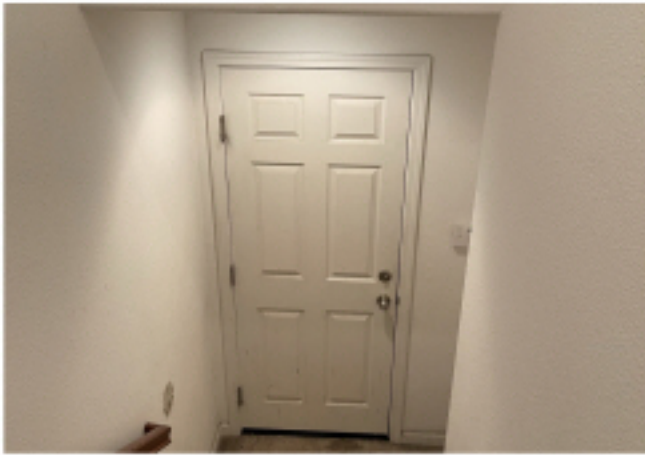
**PHOTO #6**



**PHOTO #7**



**PHOTO #8**



**PHOTO #9**



**PHOTO #10**

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

**LOTS & GROUNDS**

**COMMENTS**

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

	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    **N/A**    \_\_\_ Large displacement    \_\_\_ Moisture damage

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

ROOF

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

COMMENTS

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	14 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 \_\_\_\_\_  
 \_\_\_ Recommend re-caulking along joint \_\_\_ Loose bricks \_\_\_ Separation from structure  
 \_\_\_ Recommend cap/s park arrester \_\_\_ Apparent substandard height \_\_\_ Flue appears unlined  
 \_\_\_ Missing/deteriorated mortar \_\_\_ Apparent out of plumb

GUTTERS, DOWNSPOUTS, EXTENSIONS

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



# EXTERIOR SURFACE

## COMMENTS

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

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

## SIDING

MATERIAL: Siding # 1 STUCCO Siding # 2 \_\_\_\_\_ Siding # 3 \_\_\_\_\_  
 LOCATION: \_\_\_\_\_

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

## SOFFITS, FASCIAS, TRIM

Wood  Vinyl  Metal; Other: \_\_\_\_\_

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

# PORCHES, DECKS, PATIOS

## COMMENTS

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Porches	X				
Decks		X			
Patios	X				
Balconies		X			

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

## PORCHES

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

## DECKS

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

## PATIOS

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

## BALCONIES

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

**KITCHEN**

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 SEAM AT THE SINK RIM IS POORLY SEALED

TWO TILES AT THE SINK COUNTERTOP ARE CRACKED

ONE TILE AT THE BASEBOARD NEAR THE DISHWASHER IS MISSING

Ceiling/walls	
Floor	X
Doors/windows	X
Sink/cabinets	
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 TILE

- Uneven/sloped
- Cracked/broken tiles
- Few/many vinyl tears/gouges
- Major/minor carpet damage
- Cupping/buckling 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 | <input checked="" type="checkbox"/> Operational | _____ |
| OVEN             | ___ None                                 | ___ Not tested | <input checked="" type="checkbox"/> Operational | _____ |
| DISHWASHER       | ___ None                                 | ___ Not tested | <input checked="" type="checkbox"/> Operational | _____ |
| GARBAGE DISPOSAL | ___ None                                 | ___ Not tested | <input checked="" type="checkbox"/> Operational | _____ |
| MICROWAVE        | <input checked="" type="checkbox"/> None | ___ Not tested | <input checked="" type="checkbox"/> Operational | _____ |
| TRASH COMPACTOR  | <input checked="" type="checkbox"/> None | ___ Not tested | ___ Operational                                 | _____ |

**VENTILATION**

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

ROOM LIVING ROOM  
(Location)

A	N	N	M	D
G	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

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

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

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

ROOM FAMILY 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

\_\_\_ Unlevel/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 MASTER BEDROOM  
(Location)

A	N	N	M	D
G	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/bucking 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 SW BEDROOM  
(Location)

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

COMMENTS

THE SLIDING CLOSET DOORS HAVE BEEN REMOVED

Ceiling	X			
Walls	X			
Doors	X			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/bucking 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 SE BEDROOM  
(Location)

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

COMMENTS  
THE ENTRY DOOR IS MISSING

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

COMMENTS

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

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

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

FLOOR \_\_\_ Carpet \_\_\_ Vinyl tile \_\_\_ Sheet vinyl \_\_\_ Wood \_\_\_ Ceramic tile \_\_\_ Other TILE

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

DOORS/ WINDOWS Windows:  Double hung \_\_\_ Casement \_\_\_ Sliding \_\_\_ Fixed \_\_\_ Other \_\_\_

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

**BATHROOM**

HALF  
(Location)

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

**COMMENTS**

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Ceiling	<input checked="" type="checkbox"/>
Walls	<input checked="" type="checkbox"/>
Doors	<input checked="" type="checkbox"/>
Floor	<input checked="" type="checkbox"/>
Windows	<input checked="" type="checkbox"/>
Toilet/sinks	<input checked="" type="checkbox"/>
Tub/shower	<input checked="" type="checkbox"/>
Vent/fan	<input checked="" type="checkbox"/>

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

**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/knobs missing
- Latches/guides need adjustment/repair
- Grout/caulking needed around counter

**TUB/SHOWER**

NIA

- 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 operational/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)

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

COMMENTS

THE BATH TUB FAUCET  
WILL NOT SHUT OFF  
COMPLETELY

THE SEAM AT THE BASE  
OF THE BATH TUB SURROUND  
IS POORLY SEALED

Ceiling	<input checked="" type="checkbox"/>
Walls	<input checked="" type="checkbox"/>
Doors	<input checked="" type="checkbox"/>
Floor	<input checked="" type="checkbox"/>
Windows	<input checked="" type="checkbox"/>
Toilet/sinks	<input checked="" type="checkbox"/>
Tub/shower	<input checked="" type="checkbox"/>
Vent/fan	<input checked="" type="checkbox"/>

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

CEILING/ WALLS

Ceiling:  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/guags
- Major/minor carpet damage
- Cupping/buckling wood
- Loose/uplifted tiles
- Apparent moisture damage

DOORS/WINDOWS

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

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- Heavy wear/damage to counters/cabinets
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VENT/FAN

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- Fan not operational
- Fan noisy/slow
- Heat provided by central system
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BATHROOM

UPPER LEVEL HALL  
(Location)

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

COMMENTS

THE SEAMS AT THE CORNERS AND BASE OF THE BATHING SURROUND ARE POORLY SEALED

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

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

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- Large/unusual cracks
- Apparent moisture stains
- Damaged/loose baseboard/paneling
- Apparent damage
- Apparent patching
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- Electrical outlet defective
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- Apparent shower pan leak
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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

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

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

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

PANELS LOCATION # of 220V circuits # of 110V circuits Breakers  
 MAIN PANEL: EAST EXTERIOR 4 12 16  
 SUB PANELS: \_\_\_\_\_

SERVICE SIZE: 200 AMP Size could not be determined with certainty/no main breaker  
 COPPER  ALUMINUM  Appears outdated by current standards/upgrade advised

Double tapping noted  No/insufficient panel clearance  Corrosion noted at terminals  
 Apparent overfusing  Unprotected panel openings  Missing panel screws  
 Open ended uncapped wires  Missing cover  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  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

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Water Pipes	<input checked="" type="checkbox"/>				
Drain Pipes	<input checked="" type="checkbox"/>				
Vent Pipes	<input checked="" type="checkbox"/>				
Laundry Tub		<input checked="" type="checkbox"/>			
Tub Pump		<input checked="" type="checkbox"/>			
Pressure	<input checked="" type="checkbox"/>				
Water Heater	<input checked="" type="checkbox"/>				
Exhaust	<input checked="" type="checkbox"/>				
Relief Valve	<input checked="" type="checkbox"/>				

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

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

WATER MAIN/PIPES MAIN:  Galvanized  Copper  PVC; Other: \_\_\_\_\_  
 PIPES:  Galvanized  Copper  PVC; Other: \_\_\_\_\_

- Some/most plumbing concealed
- 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: LAUNDRY ROOM

Energy sources provided:  Gas  120 volt electric  220 volt electric  
 Features present:  Sink  Drain (floor)  Drain (grey box)  Vent  Water faucets with shutoff valves

## WATER HEATER

Heater	LOCATION	SIZE	FUEL	AGE
#1	GARAGE	50 GAL	GAS	4 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"/>			
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

## HEATING

	LOCATION	TYPE	FUEL	APPROX BTUs	APPROX AGE	DESIGN LIFE
SYSTEM # 1	ATTIC	FURNACE	GAS	90,000	14 YRS	20 YRS
SYSTEM # 2						
SYSTEM # 3						

- Unit fully/partially inaccessible
- Pilot not in/not tested
- Does not respond to controls
- Damaged/inoperative controls
- Electronic ignition malfunctions
- Apparent improper installation
- Makes excessive/unusual noise
- Recommend clean and check
- Closed unit/unable to inspect burner
- Unusual flame pattern observed
- Flame fluctuates when fan comes on
- Rust flakes in combustion chamber

## VENTING/COMBUSTION AIR

- Flue vent fully/partially inaccessible
- Inadequate vent clearance/height
- Apparent backventing noted
- Apparent improper flue vent installation
- Moderate/excessive corrosion on vent/draft diverter
- Apparent insufficient combustion air available

## DISTRIBUTION SYSTEM/FILTERS

FILTER:  Electronic  Disposable

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

## AIR CONDITIONING

\_\_\_\_ COULD NOT BE OPERATED, OUTSIDE TEMPERATURE WAS TOO LOW

	LOCATION	TYPE	FUEL	APPROX BTUs	APPROX AGE	DESIGN LIFE
SYSTEM # 1	WEST EXTERIOR	CENTRAL AIR	ELECT	3.5 TON	14 YRS	20 YRS
SYSTEM # 2						

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

# FOUNDATION/STRUCTURE

## COMMENTS

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

THE TWO SELF-CLOSING DOOR HINGERS TO THE FIRE DOOR ARE INOPERABLE

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

## DOORS

## ENTRYWAY, STAIRS, HALLWAYS

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### ATTIC

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

COMMENTS

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

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**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

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**INSULATION** Batt/roll  Loose fill  Rigid board, other: \_\_\_\_\_

Uneven distribution/partially missing  No moisture barrier apparent

### GARAGE

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

COMMENTS

Door	X			
Door opener	X			
Ceiling/walls	X			
Floor	X			
Condition	X			

**DOOR/DOOR OPENER**  Metal  Wood/composite  Other \_\_\_\_\_

Automatic opener  yes  no; Operates properly (including automatic reverse)  yes  no;

Weather seal damaged/missing  Apparent damage/moisture damage  Window cracked/damaged/missing

Door appears out of adjustment/alignment

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**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

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**PEDESTRIAN DOOR/WINDOWS**

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

Damaged/broken/inoperative window  Damaged/inoperative door

WINDOW NOT PRESENT

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**FLOOR**

Common cracks  Large/unusual cracks  Heaving/settling