



PAUL E. JONES
NAPI CERT. # 30667

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DocuSigned by:

Deborah Golden

9/17/2021 | 11:03 AM PDT

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INSPECTION DATE: September 16, 2021

REPORT NUMBER: A71742

CLIENT: Deborah Golden

PROPERTY INSPECTED: 1736 Lindo St
Benicia, CA 94510

The property inspected is a 3 bedroom, 2.5 bath semi-detached single family home. The weather at the commencement of the inspection was clear with a temperature reading of approximately 61 degrees Fahrenheit.

COMMENTS

The home is nicely designed, well constructed and structurally sound. It is evident the home has been well maintained.

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 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 composition shingles. The estimated age of the roofing material is 10 years. The roofing material is in an acceptable condition (as viewed from the ground and roof eaves).

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 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 125 AMP service. The service entrance panel is located at the East exterior and the sub panel is located at the laundry room. 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:

1. The water heater is not properly braced for earthquake safety (improper straps and anchors). Suggest the water heater braced with code compliant seismic straps by a qualified licensed contractor. (Safety Concern, See Photo #1, Photo #2 and Photo #3)

DOORS

Maintenance issues:

1. The self-closing door hinge to the fire door between the laundry room and garage is inoperable. Suggest the self-closing door hinge 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 #4 and Photo #5)

GARAGE

Maintenance issues:

1. The base of the door jamb to the overhead garage door appears moisture damaged. Please refer to the structural pest report for additional comments and recommendations, if any. (See Photo #6)

EXTERIOR SURFACES

Maintenance issues:

1. The wood window trim to the double hung window at the West wall of the house appears moisture damaged at various locations. Please refer to the structural pest report for additional comments and recommendations, if any. (See Photo #7 and 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

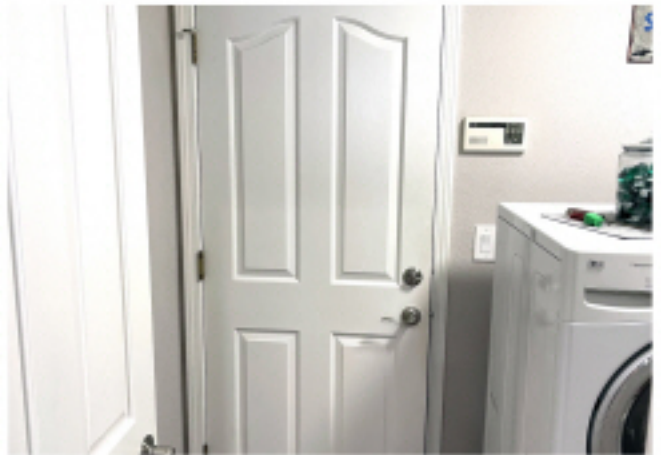


PHOTO #4



PHOTO #5



PHOTO #6



PHOTO #7



PHOTO #8

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

LOTS & GROUNDS

COMMENTS

THE STORAGE SHED
 WAS NOT INSPECTED AND IS
 EXCLUDED FROM THE
 INSPECTION REPORT

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

WALKS ___ Asphalt Concrete ___ Brick ___ Gravel Other _____
 ___ Common Cracks ___ Large Cracks ___ Heaving/setting ___ 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/setting ___ 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

A	N	N	M	O
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

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	COMPOSITION SHINGLE	2	___walked on Xladder at eaves Xground	10 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		

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

SKYLIGHTS

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

CHIMNEYS

- ___ Brick ___ Stone X 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
- ___ 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

THE WOOD WINDOW TRIM TO THE DOUBLE HUNG WINDOW AT THE WEST WALL OF THE HOUSE APPEARS MOISTURE DAMAGED

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

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

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

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

PATIOS

- Concrete Brick Flagstone Tile Other _____ 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

	A	N	N	M	D
	C	P	I	A	E
	C	R	N	R	F
Ceiling/walls	X				
Floor	X				
Doors/windows	X				
Sink/cabinets	X				
Appliances	X				
Disposal	X				
Dishwasher	X				
Ventilator	X				
Built-ins	X				

CEILING/ WALLS

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

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

FLOOR

Carpet Vinyl tile Sheet vinyl Wood Ceramic tile Other _____

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

DOORS/ WINDOWS

Windows: Double hung Casement Sliding Fixed Other _____

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

WINDOW NOT PRESENT

SINK/ CABINETS/ COUNTERS

- Restricted view below sink Sink hot and cold reversed Minor wear/damage to counters/cabinets
 Sink loose from wall/cabinet Faucet fixtures corroded Moderate wear/damage to counters/cabinets
 Sink cracked/chipped/damaged Sink drain appears to leak Heavy wear/damage to counters/cabinets
 Corrosion on/under sink/drain Sink drain stopper inoperative Cabinet handles/latches missing
 Sink stained/discolored Sink/drain improperly installed Latches/guides need adjustment/repair
 Sink drains slowly Faucet leaks Grout/caulking needed around counter
 Faucet has constant drip

APPLIANCES/ BUILT-INS

- RANGE/COOKTOP None Not tested Operational _____
 OVEN None Not tested Operational _____
 DISHWASHER None Not tested Operational _____
 GARBAGE DISPOSAL None Not tested Operational _____
 MICROWAVE None Not tested Operational _____
 TRASH COMPACTOR None Not tested Operational _____

VENTILATION

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

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/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 DINING ROOM
(Location)

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

COMMENTS

THE BEVERAGE REFRIGERATOR WAS FOUND OPERABLE

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 FRENCH DOOR

___ 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

COMMENTS
THE SELF-CLOSING DOOR HINGE TO THE FIRE DOOR IS INOPERABLE

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

WINDOW NOT PRESENT

ROOM MASTER 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

ROOM NW BEDROOM
(Location)

A	N	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/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 NE BEDROOM
(Location)

A	<input checked="" type="checkbox"/> N	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 _____

___ 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 C C	N P R	N I N	M A R	D E 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/gauges ___ Cupping/buckling wood ___ Apparent moisture damage
 ___ Cracked/broken tiles ___ Major/minor carpet damage ___ Loose/uplifted tiles

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

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

WINDOW NOT PRESENT

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 operational/tested
 ___ Apparent slow draining

VENT/FAN

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

BATHROOM

MASTER
(Location)

COMMENTS

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

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/hatches 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 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

UPPER LEVEL HALL
(Location)

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

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 in counters/cabinets
- Heavy wear/damage to counters/cabinets
- Cabinet handles/knobs 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 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

PLUMBING

COMMENTS

THE WATER HEATER IS NOT PROPERLY BRACED FOR EARTHQUAKE SAFETY

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"/>				

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	<u>GARAGE</u>	<u>50 GAL</u>	<u>GAS</u>	<u>10 YRS</u>
#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

THE FURNACE WAS FOUND OPERABLE, THOUGH HAS EXCEEDED ITS DESIGN LIFE

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

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

___ UTILITIES/PILOTS OFF AT TIME OF INSPECTION

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

HEATING

	LOCATION	TYPE	FUEL	APPROX BTUs	APPROX AGE	DESIGN LIFE
SYSTEM # 1	<i>ATTIC</i>	<i>FURNACE</i>	<i>GAS</i>	<i>80,000</i>	<i>31 YRS</i>	<i>20 YRS</i>
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	<i>NORTH EXTERIOR</i>	<i>CENTRAL AIR</i>	<i>ELECT</i>	<i>3 TON</i>	<i>15 YRS</i>	<i>20 YRS</i>
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

	A C	N P	N I	M A	D 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
- Not 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

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

**THE BASE OF THE DOOR
 JAMB TO GARAGE DOOR
 APPEARS MOISTURE DAMAGED**

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