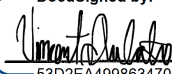


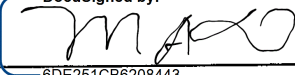


PAUL E. JONES  
NAPI CERT. # 30667

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DocuSigned by:  
  
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**INSPECTION DATE:** December 18, 2021

**REPORT NUMBER:** A71421

**CLIENT:** Vincent Dulatre

**PROPERTY INSPECTED:** 538 Thomas Circle  
Suisun City, CA 94585

The property inspected is a 3 bedroom, 2 bath single family home. The weather at the commencement of the inspection was clear with a temperature reading of approximately 49 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 composition shingles. The estimated age of the roofing material is 5 to 10 years. The roofing material is in an acceptable condition (as viewed from the roof eaves).

Maintenance issues:

1. The gutter at the NW corner of the garage is separated at the seam. Suggest the gutter be repaired by a qualified licensed contractor. (See Photo #1)

## **ATTIC LEVEL**

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

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

## **ELECTRICAL SYSTEM**

The electrical system is a 100 AMP service. The service entrance panel is located at the West 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.

Maintenance issues:

1. A weatherproof faceplate is not present at the exterior electrical outlet at the front entry. Suggest a weatherproof faceplate be installed by a qualified licensed contractor. (Safety Concern, See Photo #2)

**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 seam at the kitchen sink rim is poorly sealed. Suggest the seam be sealed with a caulking material by a qualified licensed contractor. (See Photo #3)

**KITCHEN APPLIANCES**

Maintenance issues:

1. The dishwasher is inoperable (would not respond to the operating controls). Suggest the dishwasher be repaired or replaced by a qualified licensed contractor as found needed. (See Photo #4)

**EXTERIOR SURFACES**

Maintenance issues:

1. The stucco is cracked at various locations from apparent common settling. Suggest the cracks be sealed with an exterior grade caulking material by a qualified licensed contractor. (See Photo #5)
2. The paint at the barge rafters is weathered at various locations. Suggest the wood members be painted by a qualified licensed contractor to prolong the life of the wood. (See 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.**

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

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 SHED WAS NOT INSPECTED AND IS EXCLUDED FROM THE INSPECTION REPORT

Walks	X				
Steps		X			
Driveways	X				
Fences	X				
Retaining walls					
Grading	X				
Swales		X			
Stairwell drain		X			
Window wells		X			
Surface drain	X				

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

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

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

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

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

**RETAINING WALLS** \_\_\_ Concrete \_\_\_ Block \_\_\_ Timber \_\_\_ Stone \_\_\_ Masonry \_\_\_ Other \_\_\_\_\_  
 \_\_\_ Common cracks \_\_\_ Common displacement \_\_\_ No weep holes evident \_\_\_ Not plumb  
 \_\_\_ Large cracks **NIA** \_\_\_ Large displacement \_\_\_ Moisture damage

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

ROOF

COMMENTS

THE GUTTER AT THE NW  
CORNER OF THE HOUSE IS  
SEPARATED AT THE SEAM

Roofing # 1	<input checked="" type="checkbox"/>				
Roofing # 2		<input checked="" type="checkbox"/>			
Roofing # 3		<input checked="" type="checkbox"/>			
Roofing # 4		<input checked="" type="checkbox"/>			
Flashing	<input checked="" type="checkbox"/>				
Skylights		<input checked="" type="checkbox"/>			
Chimneys	<input checked="" type="checkbox"/>				
Gutters			<input checked="" type="checkbox"/>		
Downspouts	<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>

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

ROOFING

	MATERIAL/LOCATION	LAYERS	INSPECTION METHOD	APPROX AGE	DESIGN LIFE
ROOFING # 1	COMPOSITION SHINGLES	2	walked on <input checked="" type="checkbox"/> ladder at eaves <input checked="" type="checkbox"/> ground	5-10 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  Metal  Mastic Other \_\_\_\_\_
- No visible flashing  Recaulking/mastic needed  Rust/damage  Apparent improper installation  Exposed nails in flashing

SKYLIGHTS

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

CHIMNEYS

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

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 STUCCO IS CRACKED AT VARIOUS LOCATIONS  
 THE PAINT AT THE BARGE RAFTERS IS WEATHERED

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 STONE VENER 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

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

BALCONIES

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



**KITCHEN**

**COMMENTS**

THE DISHWASHER IS INOPERABLE

THE SEAM AT THE SINK RIM IS POORLY SEALED

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 \_\_\_ 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 TILE

- \_\_\_ 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

**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

THE PAINT AT THE SURFACE OF THE SINK BASIN IS WORN

**APPLIANCES/ BUILT-INS**

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

INOPERABLE

**VENTILATION**

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

ROOM FAMILY 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/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 FRENCH DOORS

\_\_\_ 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
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 SLIDING GLASS DOORS

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

ROOM S.W. 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 S.E. 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	<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**

HALL

(Location)

**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"/>	<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      \_\_\_ 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

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 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**

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

**FLOOR**

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

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

**DOORS/ WINDOWS**

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

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

WINDOW NOT PRESENT

**FIXTURES/ CABINETS/ COUNTERS**

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

**TUB/SHOWER**

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

**VENT/FAN**

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

# ELECTRICAL

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

**COMMENTS**

A WEATHER PROOF FACE PLATE IS NOT PRESENT AT THE EXTERIOR ELECTRICAL OUTLET AT THE FRONT ENTRY

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:	WEST EXTERIOR	4	10	14
SUB PANELS:				

- SERVICE SIZE: 100AMP  Size could not be determined with certainty/no main breaker  
 COPPER  ALUMINUM  Appears oversized 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

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

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				

A	P	N	M	D
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: GARAGE

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	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 notes. 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	INTERIOR CLOSET	FURNACE AIR	GAS	90,000	4 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 TON	4 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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Foundation	<input checked="" type="checkbox"/>				
Beams	<input checked="" type="checkbox"/>				
Bearing Walls	<input checked="" type="checkbox"/>				
Joists/Trusses	<input checked="" type="checkbox"/>				
Piers/Posts		<input checked="" type="checkbox"/>			
Floor/Slab	<input checked="" type="checkbox"/>				
Sump/Sump Pump		<input checked="" type="checkbox"/>			
Roof		<input checked="" type="checkbox"/>			

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

## FOUNDATION

### BASEMENT

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

### CRAWL SPACE

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

### SLAB

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

## STRUCTURE

- Wood frame  Steel frame  Brick  Stone  Other \_\_\_\_\_
- Cracked/broken/sagging structural members
- Leaking/unsecured/missing posts/piers
- Excessive floor sloping
- Evidence of shimming/repair

## MOISTURE EVIDENCE/CONTROL

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

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

# DOORS, STAIRS, HALLWAYS

## COMMENTS

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Exterior Doors	<input checked="" type="checkbox"/>				
Interior Doors	<input checked="" type="checkbox"/>				
Entryway	<input checked="" type="checkbox"/>				
Stairs		<input checked="" type="checkbox"/>			
Hallways	<input checked="" type="checkbox"/>				

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

## DOORS

## ENTRYWAY, STAIRS, HALLWAYS

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# ATTIC

## COMMENTS

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

Framing
Sheathing
Ventilation
Attic fan
Whole house fan
Insulation

A	N	N	M	D
C	P	I	A	E
C	R	N	R	F
X				
X				
X				
	X			
	X			
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
- Cracked/damaged/missing access panel
- Evidence of moisture damage/dry rot/other damage

### VENTILATION/ ATTIC FAN/ WHOLE HOUSE FAN

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

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

# GARAGE

## COMMENTS

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

Door
Door opener
Ceiling/walls
Floor
Condition

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

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

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

### CEILING/WALLS

Ceiling -  Drywall  Plaster  Acoustic spray Other \_\_\_\_\_  
 Walls -  Drywall  Plaster  Paneling; Other: \_\_\_\_\_

- Common cracks
- Large/unusual cracks
- Apparent moisture stains
- Damaged/loose trim
- Apparent damage
- Apparent patching
- Full inspection obstructed
- 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