



PAUL E. JONES
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DocuSigned by:
Keith
6/28/2022 | 9:12 PM PDT
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DocuSigned by:
Theresa M. Thorburn
6/29/2022 | 10:00 PM PDT
28212C8CF9C4412...

INSPECTION DATE: June 24, 2022

REPORT NUMBER: A61271

CLIENT: Theresa & Keith Thorburn

PROPERTY INSPECTED: 512 Vieira St
Rio Vista, CA 94571

The property inspected is a 4 bedroom, 2 bath single family home. The weather at the commencement of the inspection was clear with a temperature reading of approximately 94 degrees Fahrenheit.

COMMENTS

The home is well constructed, structurally sound and nicely designed. 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 composition shingles. The estimated age of the roofing material is 23 years.

Maintenance issues:

1. The edges of several roofing shingles appear worn and the seams at the plumbing vent roof jacks appear poorly sealed (as viewed from the roof eaves). Suggest the roof be further inspected by a licensed roofing contractor and be repaired as found needed. (See Photo #1 and Photo #2)

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.

PLUMBING SYSTEM

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

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

ELECTRICAL SYSTEM

The electrical system is a 125 AMP service with solar panels. The service entrance panel is located at the South 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.

WINDOWS

Maintenance issues:

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

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

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/setting ___ Trip hazards ___ Asphalt eroded in places

STEPS N/A ___ 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

COMMENTS

THE EDGES OF SEVERAL ROOFING SHINGLES APPEAR WORN AND THE SEAMS AT THE PLUMBING VENT ROOF JACKS APPEAR POORLY SEALED

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

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

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

ROOFING

	MATERIAL/LOCATION	LAYERS	INSPECTION METHOD	APPROX AGE	DESIGN LIFE
ROOFING # 1	COMPOSITION SHINGLE	1	walked on X ladder at eaves ground	23 YRS	30 YRS
ROOFING # 2			walked on ladder at eaves ground		
ROOFING # 3			walked on ladder at eaves ground		
ROOFING # 4			walked on ladder at eaves ground		

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

FLASHINGS/VALLEYS

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

SKYLIGHTS

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

CHIMNEYS

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

GUTTERS, DOWNSPOUTS, EXTENSIONS

- | | | |
|---|---|---|
| <input type="checkbox"/> Loose gutters/downspouts | <input type="checkbox"/> Gutters/downspouts clogged | <input type="checkbox"/> Moderate/excessive corrosion |
| <input type="checkbox"/> Damaged gutters/downspouts | <input type="checkbox"/> Gutters sagging | <input type="checkbox"/> Gutter/downspout missing |
| <input type="checkbox"/> Evidence of leaks | <input type="checkbox"/> Apparent improper slope | <input type="checkbox"/> No extensions/splash blocks |

EXTERIOR SURFACE

COMMENTS

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

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

SIDING

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

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

SOFFITS, FASCIAS, TRIM

Wood Vinyl Metal; Other: _____

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

PORCHES, DECKS, PATIOS

COMMENTS

Porches	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 NIA
- Loose/missing handrails
- Apparent damage
- Poor earth-to-wood clearance
- Popped nails/loose boards
- Apparent cracked/broken/sagging structural members
- No/low clearance/surface covered/could not fully inspect
- 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 NIA
- 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	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 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

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

THE CEILING IS PATCHED FROM APPARENT COM SETTLING AND IS NOT A CONCERN (INFORMATION ONLY)

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/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 MASTER BEDROOM
(Location)

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

COMMENTS

ONE WINDOW SCREEN IS MISSING

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

COMMENTS
CLOSET DOORS NOT PRESENT

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/Windows	<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"/>
Fireplace/etc.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Outlets/switches	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 SOUTH CENTER BEDROOM
(Location)

COMMENTS
CLOSET DOORS NOT PRESENT

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Outlets/switches	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 SE BEDROOM
(Location)

COMMENTS
CLOSET DOORS NOT PRESENT

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

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

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

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

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

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

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

ROOM LAUNDRY ROOM
(Location)

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 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

BATHROOM

HALL
(Location)

COMMENTS

Ceiling	X				
Walls	X				
Doors	X				
Floor	X				
Windows	X	X			
Toile/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 in counters/cabinets
- Heavy wear/damage to counters/cabinets
- Cabinet handles/latches missing
- Latches/guides need adjustment/repair
- Grout/caulking needed around counter

TUB/SHOWER

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

VENT/FAN

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

BATHROOM

MASTER

(Location)

COMMENTS

CONDENSATION STAINS
NOTED BETWEEN THE
GLASS PANEES OF THE
SLIDING WINDOW

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

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

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

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

FLOOR Carpet Vinyl tile Sheet vinyl Wood Ceramic tile Other TILE

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

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

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

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/darnagu 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

PLUMBING

COMMENTS

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	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	40 GAL	GAS	8 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

ELECTRICAL W/ SOLAR PANELS

COMMENTS

Service					
Main panel	X				
Sub panels	X				
Ground	X				
Wiring	X				
GFI's	X				
Smoke detector	X				

A	N	N	M	D
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/trayed drip loops
- ____ Service lines too close to ground/vegetation

PANELS

LOCATION: SOUTH EXTERIOR # of 220V circuits: 4 # of 110V circuits: 11 Breakers: 15
 MAIN PANEL: _____
 SUB PANELS: _____

SERVICE SIZE: 125 AMP Size could not be determined with certainty/no main breaker
 COPPER _____ ALUMINUM _____ Appears outdated by current standards/upgrade advised

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

GROUNDING/GROUND FAULT INTERRUPTERS (GFI's)

- ____ Ground rod/water line ground
- ____ No bypass around water meter
- ____ Additional GFI outlets recommended
- ____ No apparent grounding system
- ____ Few/many two prong outlets
- ____ GFI outlet defective
- ____ Loose clamp at rod/water line
- ____ 3 prong outlets apparently not grounded

WIRING

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

- ____ "knob and tube" wiring noted
- ____ Damaged/corroded conduits
- ____ Exposed wiring
- ____ Exposed wire/termination/splice
- ____ Junction box cover missing
- ____ Improper wiring

Both "knob and tube" and aluminium wiring present unique safety concerns. "Knob and tub" wiring is old, easily damaged and may eventually need replacement. Aluminium 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

HEATING

COMMENTS

THE FURNACE AND AIR CONDITIONING UNIT WERE FOUND OPERABLE, THOUGH HAVE EXCEEDED THEIR DESIGN LIFE (INFO ONLY)

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	ATTIC	FORCED AIR	GAS	90,000	23 YRS	20 YRS
SYSTEM # 2						
SYSTEM # 3						

- Unit fully/partially inaccessible
- Pilot not lit/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	23 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

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

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

FOUNDATION

BASEMENT

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

CRAWL SPACE

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

SLAB

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

STRUCTURE

- Wood frame Steel frame Brick Stone Other _____
- Cracked/broken/sagging structural members
- Leaking/unsecured/missing 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

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

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

DOORS

ENTRYWAY, STAIRS, HALLWAYS

ATTIC

COMMENTS

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

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

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

FRAMING/ SHEATHING

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

VENTILATION/ ATTIC FAN/ WHOLE HOUSE FAN

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

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

GARAGE

COMMENTS

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

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