



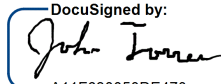
PAUL E. JONES  
NAPI CERT. # 30667

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

**INSPECTION DATE:** May 30, 2023

**REPORT NUMBER:** A71921

**CLIENT:** John Torres

DocuSigned by:  
  
A11F630050DE470...

6/8/2023 | 7:01 PM PDT

**PROPERTY INSPECTED:** 4424 Fenwick Way  
North Highlands, CA 95660

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 70 degrees Fahrenheit.

**COMMENTS**

The home is nicely designed, well constructed and structurally sound. Many of the suggested repairs are the result of normal wear.

*Our evaluation is visual in nature of readily accessible areas. Excavation, lifting of floor coverings, opening walls or ceilings, moving furniture, personal or stored items, disassembly of equipment, or other potentially damaging or dangerous procedures were not performed. We do not specifically inspect for compliance with any building codes or regulations of any governmental or non-governmental body or entity. Our review does not take into consideration the normal wear associated with virtually all properties.*

**INSPECTION SUMMARY**

**FOUNDATION SYSTEM**

The foundation is an above grade foundation (pier & beam). The foundation walls are constructed of poured concrete. No evidence of excessive stress or settling to the foundation system was detected.

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

## **FRAMING STRUCTURE**

The framing structure appears firm and intact within all accessible areas. The interior/exterior walls are plumb and square within acceptable ranges.

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

## **ROOF SYSTEM**

*Our evaluation of the roof is to determine if portions are missing and/or deteriorating and, therefore, subject to possible leaking. Portions of underlayment and decking are hidden from view and cannot be evaluated by our visual inspection; therefore, our review is not a guarantee against roof leaks nor a certification.*

The roof surface is constructed of composition shingles. The estimated age of the roofing material is 15 to 20 years.

Maintenance issues:

1. A few roofing shingles appear damaged and the seams at the plumbing vent roof jacks and chimney flashing appear poorly sealed. Suggest the roof be further inspected by a licensed roofing contractor and be repaired as found needed. (See Photo #1 and Photo #2)
2. Gutters and downspouts are not present at the roof overhangs above the dining room sliding glass door, overhead garage door and garage pedestrian door. Suggest gutters and downspouts be installed by a qualified licensed contractor to direct water away from the doors during periods of rainfall. (See Photo #3, Photo #4 and Photo #5)

## **ATTIC LEVEL**

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

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

## **PLUMBING SYSTEM**

The water supply and sewage system are public. The water supply lines are galvanized steel and copper. The drain, waste and vent pipes are cast iron and 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 200 AMP service. 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 & DOORS**

Maintenance issues:

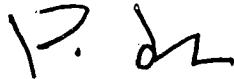
1. Condensation stains were noted between the glass panes of the sliding window at the dining room from an apparent failed vacuum seal. Suggest the glass panes be replaced by a licensed window contractor. (Sliding Side, See Photo #6)
2. The screen to the sliding glass door at the dining room is missing. Suggest a screen be installed.

## **NOTE**

1. The fireplace was previously inspected by a licensed chimney sweep as informed by the homeowner and was not inspected. (Information Only)
2. The garage door opener was found detached from the overhead garage door and was not operated. (Information Only)

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', with a stylized flourish at the end.

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**

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

	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

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

COMMENTS

A FEW ROOFING SHINGLES APPEAR DAMAGED. THE SEAMS AT THE ROOF JACKS AND CHIMNEY FLASHINGS 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			

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	15-20 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  Loose bricks  Separation from structure  
 Recommend cap/spark arrester  Apparent substandard height  Flue appears unlined  
 Missing/deteriorated mortar  Apparent out of plumb

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

GUTTERS / DOWNSPOUT ARE MISSING ABOVE THE SLIDING GLASS DOOR, OVERHEAD GARAGE DOOR AND GARAGE PEDESTRIAN DOOR

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

**BALCONIES**

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



# KITCHEN

## COMMENTS

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

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

## CEILING/ WALLS

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

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

## FLOOR

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

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

## DOORS/ WINDOWS

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

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

## SINK/ CABINETS/ COUNTERS

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

## APPLIANCES/ BUILT-INS

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

## VENTILATION

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

ROOM LIVING ROOM  
(Location)

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

COMMENTS  
THE FIREPLACE WAS NOT INSPECTED AS REQUESTED

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/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 DINING ROOM  
(Location)

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

COMMENTS  
CONDENSATION STAINS NOTED BETWEEN THE GLASS PANE OF THE SLIDING WINDOW

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/bucking wood  Apparent moisture damage  
 Cracked/broken tiles  Major/minor carpet damage  Loose/uplifted tiles

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

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

THE SCREEN TO THE SLIDING GLASS DOOR IS MISSING

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/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 NW 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 ALIVE BEDROOM  
(Location)

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

COMMENTS

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

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

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

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

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

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

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

ROOM \_\_\_\_\_  
(Location)

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

COMMENTS

Ceiling				
Walls				
Doors				
Floor				
Windows				
Outlets/switches				

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

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

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

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

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

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

BATHROOM

HALL  
(Location)

COMMENTS

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

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

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

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

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

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

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

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

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

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

**FLOOR**  Carpet  Vinyl tile  Sheet vinyl  Wood  Ceramic tile  Other TILE

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

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

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

**FIXTURES/ CABINETS/ COUNTERS**

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

**TUB/SHOWER**

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

**VENT/FAN**

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

# ELECTRICAL

## COMMENTS

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

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

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 SOUTH EXTERIOR # of 220V circuits 4 # of 110V circuits 14 Breakers 18  
 MAIN PANEL: \_\_\_\_\_  
 SUB PANELS: \_\_\_\_\_

SERVICE SIZE: 200 AMP Size could not be determined with certainty/no main breaker  
 COPPER  ALUMINUM  Appears outdated by current standards/upgrade advised  
 Double lapping noted  No/insufficient panel clearance  Corrosion noted at terminals  
 Apparent overfusing  Unprotected panel openings  Missing panel screws  
 Open ended uncapped wires  Missing cover  Scorched/overheated wires noted

**GROUNDING/GROUND FAULT INTERRUPTERS (GFI's)**  
 Ground rod/water line ground  No bypass around water meter  Additional GFI outlets recommended  
 No apparent grounding system  Few/many two prong outlets  GFI outlet defective  
 Loose clamp at rod/water line  3 prong outlets apparently not grounded

**WIRING** Branch wiring:  copper  aluminum  Furnishing/storage prevented view of improper/exposed wiring  
 "knob and tube" wiring noted  Damaged/corroded conduits  Exposed wiring  
 Exposed wire/termination/splice  Junction box cover missing  Improper wiring  
 Both "knob and tube" and aluminum wiring present unique safety concerns. "Knob and tub" wiring is old, easily damaged and may eventually need replacement. Aluminum wiring requires specially rated connectors and installation techniques. For these reasons we recommend an evaluation of these systems by a licensed electrician.

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

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

# PLUMBING

## COMMENTS

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

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

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

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

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

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

DRAIN/VENT PIPES  Cast iron  Galvanized  Lead  Plastic  Undetermined

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

LAUNDRY FACILITIES Location: GARAGE

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  Rust flakes on/around burner  Apparent insufficient ventilation
- Gas valve missing/inaccessible  No TPR valve installed  Access cover missing
- Damaged/corroded case.  Apparent improper installation  Corrosion on connectors
- TPR valve extension missing  Copper/flexible gas supply line



# HEATING

## COMMENTS

\_\_\_\_ 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.

	A	N	N	M	D
	C	P	I	A	E
	C	R	N	R	F
Operation	X				
Draft Control	X				
Exhaust System	X				
Distribution	X				
Fuel tank/lines	X				
Thermostat	X				
Blower	X				
Humidifier	X	X			
Heat exchanger	X	X			
Relief Valve	X	X			
Circulator pump	X	X			
Air Conditioning	X				

## HEATING

	LOCATION	TYPE	FUEL	APPROX BTUs	APPROX AGE	DESIGN LIFE
SYSTEM # 1	ATTIC	FUELED AIR	GAS	90,000	12-15 yrs	20 yrs
SYSTEM # 2						
SYSTEM # 3						

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

## VENTING/COMBUSTION AIR

- |  |   |  |
|--|---|--|
| <input checked="" type="checkbox"/> Flue vent fully/partially inaccessible | <input type="checkbox"/> Apparent backventing noted               | <input type="checkbox"/> Moderate/excessive corrosion on vent/draft diverter |
| <input type="checkbox"/> Inadequate vent clearance/height                  | <input type="checkbox"/> Apparent improper flue vent installation | <input type="checkbox"/> Apparent insufficient combustion air available      |

## DISTRIBUTION SYSTEM/FILTERS

FILTER:  Electronic  Disposable

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Ducts largely concealed    | <input type="checkbox"/> Moderate/excessive duct corrosion | <input type="checkbox"/> Missing/damaged register grill       |
| <input type="checkbox"/> Damaged/disconnected ducts | <input type="checkbox"/> Additional strapping recommended  | <input type="checkbox"/> Missing/damaged/improper size filter |
| <input type="checkbox"/> Apparent low air volume    | <input type="checkbox"/> Air leaks at joints               | <input type="checkbox"/> 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	4 TON	12-15 yrs	20 yrs
SYSTEM # 2						

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Unit makes excessive noise | <input type="checkbox"/> Condenser airflow obstructed    | <input type="checkbox"/> Apparent freon/condensate line leaks |
| <input type="checkbox"/> Visible damage to unit     | <input type="checkbox"/> Unsatisfactory temperature drop | <input type="checkbox"/> 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"/>				
Heal	<input checked="" type="checkbox"/>				

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

## FOUNDATION

### BASEMENT

- None/partial
- Brick  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

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/roi  Loose fill  Rigid board, other: \_\_\_\_\_  
 Uneven distribution/partially missing  No moisture barrier apparent

### GARAGE

COMMENTS

THE GARAGE DOOR OPENER WAS FOUND DISCONNECTED FROM THE GARAGE DOOR

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				
WINDOW	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 SHEATHING  
 Walls -  Drywall  Plaster  Paneling; Other: SHEATHING  
 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

FLOOR  
 Common cracks  Large/unusual cracks  Heaving/settling