



Benny Paneto DBA
National Property Inspections

Jane Smith, 10961 Fawn Rd, Cali, CA, 92250



Monday, May 15, 2023

Inspector

Benny Paneto

909-996-9213

benny.panetonpiinspect.com

Inspection Date:
05/15/2023

Inspector: Benny Paneto
Inspector Phone: 909-996-9213

Email: benny.panetonpiinspect.com



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GENERAL INFORMATION

GENERAL CONDITIONS AT TIME OF INSPECTION :

Property Occupied : Yes	Temperature : 88 F
Estimated Age Of Property : 17 Year(s)	Weather :
Property Faces : <input type="checkbox"/> North <input checked="" type="checkbox"/> South <input type="checkbox"/> East <input type="checkbox"/> West	<input checked="" type="checkbox"/> Sunny
Type of Property :	Soil Conditions :
<input checked="" type="checkbox"/> Single-Family	<input checked="" type="checkbox"/> Dry
Primary Construction :	Persons Present :
<input checked="" type="checkbox"/> Composite	<input checked="" type="checkbox"/> Buyer <input checked="" type="checkbox"/> Buyer's Agent

DEFINITIONS :

Below are listed the definitions used throughout the report to describe each feature of the property.

ACC (ACCEPTABLE)	The item/system was performing its intended function at the time of the inspection.
MAR (MARGINAL)	The item/system was marginally acceptable. It performed its designed function at the time of the inspection. However, due to age and/or deterioration, it will likely require early repair or replacement.
NI (NOT INSPECTED)	The item/system was not inspected due to safety concerns, inaccessibility and/or concealment or seasonal conditions and no representations of whether or not it was functioning as intended were made.
NP (NOT PRESENT)	The item/system does not exist or was visually concealed at the time of the inspection.
RR (REPAIR/REPLACE)	The item/system failed to operate/perform its intended function, was structurally deficient, was unsafe or was hazardous at the time of the inspection.

SCOPE OF THE INSPECTION :

We wish to remind you that every property requires a certain amount of ongoing maintenance: drains sometimes clog, gutters, downspouts and the grading around the property must be properly maintained to help prevent water intrusion in to the basement or crawlspace; roofs, furnaces, air conditioners and other components require regular maintenance and inspection. This property will be no exception and we strongly suggest that you both expect and budget for regular maintenance/repairs. The following report is based on visual inspection of the readily accessible areas of this property and on a random sampling of like items, not every item was or could be inspected. Please read the entire report carefully, ask your inspector any questions you might have and obtain estimates or discuss noted items with a contractor before closing. The Inspector may rely on a third-party sources for reporting ages of certain components and appliances, based on make/model and/or serial numbers. While sources are believed to be reliable, the inspector cannot guarantee their accuracy. Note: The client agrees that if they are not present at the time of the inspection and therefore do not sign this agreement that the agreement will become part of the inspection report and acceptance of and payment for this report shall constitute acceptance of the terms and condition in this agreement unless the report is returned by receipt within 5 business days of report receipt and acceptable explanation of client's objections attached.

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GRADING / DRAINAGE

ACC	MAR	NI	NP	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

☒ Positive Slope

Comments:

Grading/drainage appeared to be a positive slope around all sides of the home.



Grading / Drainage: front



Grading / Drainage: front drain



Grading / Drainage: backyard



Grading / Drainage: backyard

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Grading / Drainage: right backyard



Grading / Drainage: right side yard



Grading / Drainage: right side yard drain

DRIVEWAY

ACC	MAR	NI	NP	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

☒ Concrete

Comments:

The driveway was in generally good condition with minor cracks, no settlement and had an acceptable surface.

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Driveway:



Driveway:

WALKS / STEPS

ACC	MAR	NI	NP	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

☒ Concrete

Comments:

Walkways/steps to the house and around the property were in good condition at time of the inspection.



Walks / Steps: rear



Walks / Steps: rear

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Walks / Steps: front

PORCHES / STOOPS

ACC	MAR	NI	NP	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

☒ Open

Comments:

Porch was functional at time of inspection with no major defects noted.



Porches / Stoops:



Porches / Stoops:

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Porches / Stoops:

PATIO

☒ Recommend Repairs

ACC	MAR	NI	NP	RR
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

☒ Concrete

Comments:

Patio has general deterioration present. No major defects noted.

The metal patio side molding has evidence of cracked sealant on the seam. Recommend further evaluation/repair by qualified contractor(s).



Patio:



Patio:

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Patio: metal patio molding has evidence of cracked sealant on the seam



Patio: noted dent on the patio metal roof

FENCES / GATES

ACC	MAR	NI	NP	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:
Masonry wall was in generally good condition.



Fences / Gates: backyard masonry wall



Fences / Gates:

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RETAINING WALLS

ACC	MAR	NI	NP	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

☒ Sides

Comments:

Retaining wall appeared to be functioning as designed and is in good shape at time of inspection.



Retaining Walls: left front



Retaining Walls: left front

ROOFING 1

☒ Recommend Repairs

ACC	MAR	NI	NP	RR
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Age: 20-30 Year(s)

Design Life: 20 Year(s)

Layers: 1

75% Visible

☒ Walked On

☒ Asphalt / Composition

Comments:

Observed multiple areas on the roof with evidence of missing granules. Noted evidence of pooling water on the main roof valley. Recommend further evaluation/repair by qualified roofing contractor(s).

Leaks not always detectable.

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Roofing 1: roof valley



Roofing 1: roof valley shows evidence of pooling water and wrinkled rolled on asphalt roofing material



Roofing 1: cracked sealant



Roofing 1: noted roof granules in the gutters and dark areas on the asphalt shingles show evidence of missing granules



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Roofing 1:



Roofing 1: missing granules



Roofing 1: missing granules on the asphalt shingles



Roofing 1: observed previous roof repairs around the valley

ROOFING DORMER OVER THE LIVING ROOM

☒ Recommend Repairs

ACC	MAR	NI	NP	RR
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments:

The roof dormer had cracked sealant in several areas. Recommend further evaluation/repair by qualified roofing contractor(s).

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Roofing Dormer over the living room:



Roofing Dormer over the living room: cracked sealant



Roofing Dormer over the living room: cracked sealant



Roofing Dormer over the living room: cracked sealant



Roofing Dormer over the living room:



Roofing Dormer over the living room: cracked sealant

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Roofing Dormer over the living room: exposed roof staples

FLASHING/VALLEYS

☒ Recommend Repairs

ACC	MAR	NI	NP	RR
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

☒ Metal

Comments:

Observed several metal flashings with cracked sealant around the base. Recommend further evaluation/repair by qualified contractor(s).



Flashing/Valleys: noted lifting roofing material and cracked sealant



Flashing/Valleys: cracked sealant

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Flashing/Valleys:



Flashing/Valleys: cracked sealant



Flashing/Valleys:



Flashing/Valleys:

SKYLIGHTS

☒ Recommend Repairs

ACC	MAR	NI	NP	RR
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

☒ Fixed / Stationary

☒ Caulking Needed

Comments:

Both skylights show evidence of cracked sealant around the base. Recommend further evaluation/repair by qualified roofing contractor(s).

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Skylights: noted cracked sealant around the skylight



Skylights:



Skylights: noted cracked sealant in the large skylight



Skylights:

GUTTERS/DOWN SPOUTS

ACC	MAR	NI	NP	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

☒ Steel

Comments:

Gutters were in good condition and free of debris, with downspouts and extensions present.

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Gutters/Down Spouts:



Gutters/Down Spouts:



Gutters/Down Spouts:



Gutters/Down Spouts:

EXTERIOR SURFACE

☒ Recommend Repairs

☒ Composite

	ACC	MAR	NI	NP	RR
SIDING/TRIM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
EXTERIOR FAUCETS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EXTERIOR ELECTRICAL OUTLETS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
EXTERIOR LIGHTING	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

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Noted wood rot on the porch on several areas of the composite trim. Recommend further evaluation/repair by qualified contractor(s).

The outdoor outlet close to the porch is functioning as designed but noted a ground prong stuck inside an opening. Recommend further evaluation/repair by a licensed electrician.



Exterior Surface: right side bulb is out



Exterior Surface:



Exterior Surface: noted a ground prong stuck inside opening



Exterior Surface: noted wood rot on the porch composite trim



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Exterior Surface: noted wood rot on the porch composite trim



Exterior Surface:

WINDOWS

ACC	MAR	NI	NP	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

☒ Metal

Comments:

All windows appeared to be in good repair at time of inspection from the exterior.



Windows:



Windows:

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Windows:



Windows:

EXTERIOR DOORS

ACC	MAR	NI	NP	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

☒ Metal

Comments:

Doors appear to be functioning properly and seal properly when closed.



Exterior Doors: garage exit door



Exterior Doors: patio sliding door

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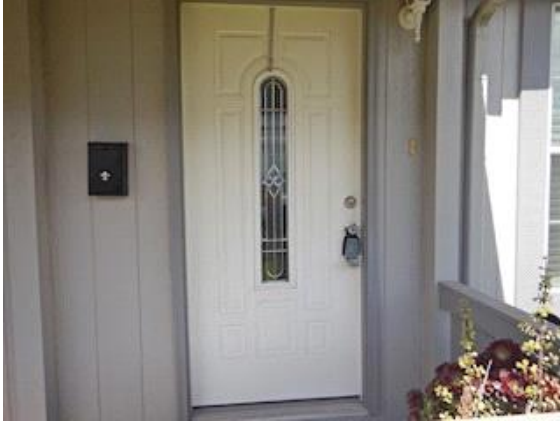
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Exterior Doors: main entry door

FOUNDATION

ACC	MAR	NI	NP	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

☒ Post / Pier

Comments:

All visible exterior foundation walls appear in acceptable condition at time of inspection with no major defects or movement noted.

GARAGE/CARPORT

☒ Recommend Repairs

☒ 2 Cars

☒ Attached

	ACC	MAR	NI	NP	RR
FLOOR/WALLS/CEILING/ELECTRICAL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ROOF	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SIDING/TRIM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GARAGE VENTILATION	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments:

The garage turbine vent is not turning. Recommend further evaluation/repair by qualified contractor(s).

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Garage/Carport: the garage turbine vent is not turning



Garage/Carport:



Garage/Carport:



Garage/Carport:



Garage/Carport:



Garage/Carport:

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Garage/Carport:



Garage/Carport:

OVERHEAD GARAGE DOORS

☒ Recommend Repairs

ACC	MAR	NI	NP	RR
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

☒ Metal

Comments:

The upper right garage door molding is not attached. The automatic garage door opener had an inoperable or out of adjustment automatic-reverse feature. Auto reverse is a safety feature that stops the door from closing when it hits an object. Recommend a garage door technician review the operation of the garage door and make repairs/adjustments needed for the door to operate in a safe manner.



Overhead Garage Doors:



Overhead Garage Doors: the upper right garage door molding is not attached

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GARAGE PEDESTRIAN DOOR INTO HOUSE

☒ Recommend Repairs

ACC	MAR	NI	NP	RR
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

☒ Metal

Comments:

Any door between the house and the garage should have an automatic door closer that is tight fitting and weather-stripped for fire safety and to reduce the chance of gasoline or exhaust fumes entering the home. Recommend installation of auto-closure unit.



Garage Pedestrian Door into House: the house/ pedestrian door is not self closing

Attic / Roof

Method of Inspection ☒ No Access / Limited

ATTIC FRAMING/SHEATHING

ACC	MAR	NI	NP	RR
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

This home has a sealed attic. No access.

Leaks not always detectable.

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ATTIC VENTILATION

ACC	MAR	NI	NP	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

☒ Soffit

☒ Static Vent

Comments:

The attic was ventilated properly. No deficiencies were observed at time of inspection.



Attic Ventilation:



Attic Ventilation: rear attic vents



Attic Ventilation:



Attic Ventilation:

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ATTIC INSULATION

ACC	MAR	NI	NP	RR
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

This home has a sealed attic. No access.

ATTIC ELECTRICAL

ACC	MAR	NI	NP	RR
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

This home has a sealed attic. No access.

Limited visibility due to obstructions. See Electrical Section for additional Information.

Interior Foundation

Foundation Type ☒ Crawl Space

INTERIOR FOUNDATION

☒ Recommend Repairs

ACC	MAR	NI	NP	RR
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

☒ Efflorescence / Suspected Leak(s)

Comments:

Efflorescence along foundation wall. Efflorescence is a powdery deposit of salts which forms on the surface of bricks and mortar. It is usually caused by water intrusion. Recommend further evaluation/repair by qualified contractor(s).



Interior Foundation:



Interior Foundation:

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UNDER FLOOR FRAMING & SUPPORT

	ACC	MAR	NI	NP	RR
BEAMS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
JOISTS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
POSTS <input checked="" type="checkbox"/> Steel	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
PIERS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

The framing supports/post-piers within the crawl space were in good condition. No leaning or cracking noted.



Under Floor Framing & Support:



Under Floor Framing & Support:



Under Floor Framing & Support:



Under Floor Framing & Support:

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CRAWL SPACE

ACC	MAR	NI	NP	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

25% Visible

Comments:

Crawl space was dry and clean at time of inspection.



Crawl Space: crawl space vents



Crawl Space: two crawl space access

ELECTRICAL

☒ Recommend Repairs

SERVICE SIZE (Main Panel)

☒ Brand: Square D/ Siemens

☒ Main Disconnect Location: Left side and Sub panel

☒ 100 AMP

	ACC	MAR	NI	NP	RR
SERVICE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ENTRANCE CABLE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PANEL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
SUB-PANEL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BRANCH CIRCUITS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BONDING/GROUNDING	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GFCI(IN PANEL)*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ARC FAULT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SMOKE DETECTORS*	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CARBON MONOXIDE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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Comments:

The electrical service panel is located on the left side of the house and the branch electrical panel is located in the laundry room. No visible flaw or defects were detected. Carbon detector located in the laundry room. Smoke alarms were located in every room and the hallway, all were in operating order.

The left front electrical panel breakers are not labeled for safety. Recommend to have a licensed electrician further evaluate and make the necessary of the repairs.

**Smoke Detectors / GFCI's checked with test button only. Monthly Test Recommended.*



Electrical:



Electrical: left side electrical panel breakers are not labeled for safety



Electrical: main breaker 1



Electrical: carbon monoxide located in the laundry room

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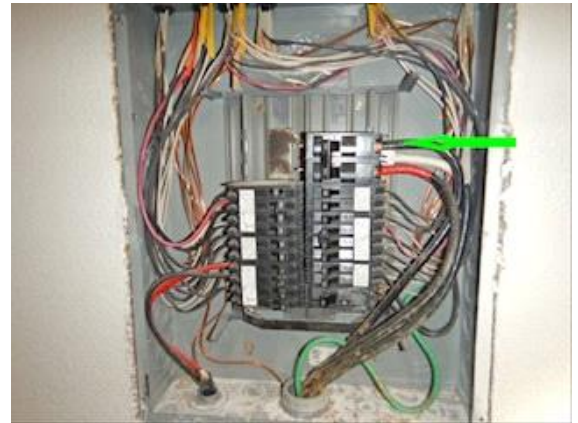
Electrical: the branch electrical panel located in the laundry room



Electrical:



Electrical:



Electrical: main breaker located in the laundry room

PLUMBING

Water Service

☒ Water Public

☒ Shut Off Location: In the crawl space by opening

Sewage Service

☒ Sewage Public

Fuel Service

☒ Shut Off Location: Left side

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	ACC	MAR	NI	NP	RR
SUPPLY	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DRAINS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EJECTOR PUMP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
VENTS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

No defects were found pertaining to the main plumbing system.

Main utility line, septic systems and gray water systems are excluded from this Inspection.



Plumbing: water meter



Plumbing: 70 psi



Plumbing: gas meter



Plumbing: main water shut off

Inspection Date:
05/15/2023

Inspector: Benny Paneto
Inspector Phone: 909-996-9213

Email: benny.panetonpiinspect.com



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National Property Inspections

Jane Smith, 10961 Fawn Rd, Cali, CA, 92250

WATER HEATER

☒ Monitor Condition

ACC	MAR	NI	NP	RR
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Brand: State

Model: SC130NHMTZ

Size: 40 Gallons

Age: 18 Year(s)

Design Life: 10-15 Year(s)

SerialNo: K05A008860

☒ Gas

Comments:

The operation and installation of the water heater appeared to be satisfactory at time of inspection. Routine maintenance such as draining the water heater could prolong its lifespan. Always refer to manufactures' specifications before doing any maintenance on your water heater.

Most water heaters have a life span of ten to twelve years. Unit was functional, but was rated marginal due to its age. Ultimately, you should consider budgeting for replacement of the hot water heater in the foreseeable future.



Water Heater:



Water Heater: water heater closet



Water Heater:



Water Heater:

Inspection Date:
05/15/2023

Inspector: Benny Paneto
Inspector Phone: 909-996-9213

Email: benny.panetonpiinspect.com



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Jane Smith, 10961 Fawn Rd, Cali, CA, 92250



Water Heater:

LAUNDRY FACILITIES

	ACC	MAR	NI	NP	RR
UTILITY HOOKUPS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DRYER VENTS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LAUNDRY TUB	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DRAIN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

All components in laundry room were acceptable at time of inspection. Note: The clothes washer and dryer were not operated.



Laundry Facilities: dryer exhaust pipe



Laundry Facilities:

Inspection Date: 05/15/2023
Inspector: Benny Paneto
Inspector Phone: 909-996-9213

Email: benny.panetonpiinspect.com



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National Property Inspections

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Laundry Facilities:



Laundry Facilities:



Laundry Facilities:



Laundry Facilities: dryer exhaust pipe

HEATING

Brand: Intertherm Model: M1GB077ABW Age: 18 Year(s) Design Life: 15-20 Year(s)
 SerialNo: M1A050900365

☒ Electric ☒ Gas ☒ Forced Air

	ACC	MAR	NI	NP	RR
OPERATION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ABOVE GROUND STORAGE TANKS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HUMIDIFIER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Inspection Date: 05/15/2023 Inspector: Benny Paneto
 Inspector Phone: 909-996-9213

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Comments:

Home heating included a gas-fired forced-air furnace. Located in the laundry room/ Furnace produced hot air and operated as intended.

Heat Exchanger - Unable to detect cracks/holes without dismantling unit.



Heating: home heating closet located in the laundry facilities room



Heating: home heating

DRAFT CONTROL/VENT

☒ Recommend Repairs

ACC	MAR	NI	NP	RR
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

☒ Metal Pipe

Comments:

The water heater vent hood is not installed correctly, the left leg is not inserted. Recommend further evaluation/repair by qualified contractor(s).

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Draft Control/Vent: home heating unit



Draft Control/Vent: home heating vent pipe



Draft Control/Vent: water heater vent pipe



Draft Control/Vent: The water heater vent hood is not installed correctly, the left leg is not inserted

HEATING DISTRIBUTION

☒ Ductwork

	ACC	MAR	NI	NP	RR
DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BLOWER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CONTROLS/THERMOSTAT (CALIBRATIONS/TIMED FUNCTIONS NOT CHECKED.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CIRCULATOR PUMP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Comments:

Distribution was acceptable at time of inspection.

Inspection Date:
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Heating Distribution: thermostat is located in the hallway



Heating Distribution: warm air



Heating Distribution: ambient temperature



Heating Distribution: cool air



Heating Distribution:



Heating Distribution:

Inspection Date:
05/15/2023

Inspector: Benny Paneto
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COOLING

ACC	MAR	NI	NP	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Brand: Goodman
SerialNo: 0606110797

Model: GSC130481AA

Age: 17 Year(s)

Design Life: 10-15 Year(s)

☒ Electric

☒ Central Air

Comments:

The air conditioning system responded to the controls and appeared to operate in a satisfactory manner. All visible components of the air-conditioning system appeared to be in serviceable condition at the time of the inspection.



Cooling:

KITCHEN

ACC	MAR	NI	NP	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

CEILINGS

WALL(S)

WINDOWS/TRIM

WINDOW SCREENS

FLOOR/FINISH

INTERIOR DOORS/HARDWARE

ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)

GFCI PROTECTION (CHECKED WITH TEST BUTTON ONLY. MONTHLY TEST RECOMMENDED.)

HEAT/AIR DISTRIBUTION

COUNTERTOPS/CABINETS

SINK/FAUCET

Inspection Date:
05/15/2023

Inspector: Benny Paneto
Inspector Phone: 909-996-9213

Email: benny.panetonpiinspect.com



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EXHAUST FAN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
STOVE TOP/OVEN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
STOVE ANTI-TIP BRACKET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WATER PRESSURE/FLOW/DRAINAGE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DISHWASHER/CROSS FLOW PROTECTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
REFRIGERATOR	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MICROWAVE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GARBAGE DISPOSAL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

All components in kitchen were acceptable at time of inspection.



Kitchen: stove outside vent



Kitchen:



Kitchen:



Kitchen: the GFCI is functioning as designed

Inspection Date:
05/15/2023

Inspector: Benny Paneto
Inspector Phone: 909-996-9213

Email: benny.panetonpiinspect.com



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Kitchen: stove exhaust enclosure



Kitchen:



Kitchen:



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National Property Inspections

Jane Smith, 10961 Fawn Rd, Cali, CA, 92250

BATHROOM 1

	ACC	MAR	NI	NP	RR
CEILINGS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALL(S)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOW SCREENS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GFCI PROTECTION (CHECKED WITH TEST BUTTON ONLY. MONTHLY TEST RECOMMENDED.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COUNTERTOPS/CABINETS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SINK/FAUCET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TOILET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TUB/SHOWER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JETTED TUB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
TILE WORK/ENCLOSURE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EXHAUST FAN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WATER PRESSURE/FLOW/DRAINAGE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

All components in bathroom were acceptable at time of inspection.



Bathroom 1:



Bathroom 1:

Inspection Date:
05/15/2023

Inspector: Benny Paneto
Inspector Phone: 909-996-9213

Email: benny.panetonpiinspect.com



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National Property Inspections

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Bathroom 1:



Bathroom 1:



Bathroom 1:



Bathroom 1: the outlet is GFCI protected



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BATHROOM 2

	ACC	MAR	NI	NP	RR
CEILINGS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALL(S)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOW SCREENS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GFCI PROTECTION (CHECKED WITH TEST BUTTON ONLY. MONTHLY TEST RECOMMENDED.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COUNTERTOPS/CABINETS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SINK/FAUCET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TOILET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TUB/SHOWER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JETTED TUB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
TILE WORK/ENCLOSURE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EXHAUST FAN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WATER PRESSURE/FLOW/DRAINAGE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

All components in bathroom were acceptable at time of inspection.



Bathroom 2:



Bathroom 2:

Inspection Date: 05/15/2023
Inspector: Benny Paneto
Inspector Phone: 909-996-9213

Email: benny.panetonpiinspect.com



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National Property Inspections

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Bathroom 2: outlet is GFCI protected



Bathroom 2:



Bathroom 2:

Inspection Date:
05/15/2023

Inspector: Benny Paneto
Inspector Phone: 909-996-9213

Email: benny.panetonpiinspect.com



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BATHROOM 3

☒ Recommend Repairs

	ACC	MAR	NI	NP	RR
CEILINGS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALL(S)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOW SCREENS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GFCI PROTECTION (CHECKED WITH TEST BUTTON ONLY. MONTHLY TEST RECOMMENDED.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COUNTERTOPS/CABINETS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SINK/FAUCET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TOILET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TUB/SHOWER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
JETTED TUB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
TILE WORK/ENCLOSURE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EXHAUST FAN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WATER PRESSURE/FLOW/DRAINAGE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

All components in bathroom were acceptable at time of inspection.

Noted a slow drain in the tub.Recommend further evaluation/repair by qualified contractor(s).

Inspection Date:
05/15/2023

Inspector: Benny Paneto
Inspector Phone: 909-996-9213

Email: benny.panetonpiinspect.com



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National Property Inspections

Jane Smith, 10961 Fawn Rd, Cali, CA, 92250



Bathroom 3: noted a slow drain in the tub



Bathroom 3: GFCI is functioning as designed



Bathroom 3:



Bathroom 3:



Bathroom 3: tub plumbing access panel



Bathroom 3:

Inspection Date:
05/15/2023

Inspector: Benny Paneto
Inspector Phone: 909-996-9213

Email: benny.panetonpiinspect.com



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LIVING ROOM

☒ Recommend Repairs

	ACC	MAR	NI	NP	RR
CEILINGS	<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"/>
WINDOWS/TRIM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOW SCREENS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CLOSET	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

The outlet is showing an open hot. The ceiling fan is wobbling, needs adjustment. Recommend further evaluation/repair by a licensed electrician.



Living room:



Living room:

Inspection Date:
05/15/2023

Inspector: Benny Paneto
Inspector Phone: 909-996-9213

Email: benny.panetonpiinspect.com



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National Property Inspections

Jane Smith, 10961 Fawn Rd, Cali, CA, 92250



Living room: the ceiling fan is wobbling, needs adjustment



Living room: the outlet is showing an open hot

DINING ROOM

	ACC	MAR	NI	NP	RR
CEILINGS	<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"/>
WINDOWS/TRIM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOW SCREENS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CLOSET	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

Ceiling and walls were free of cracks. Window(s) functioned properly and seals were acceptable. Receptacles and lights were wired correctly.

Inspection Date:
05/15/2023

Inspector: Benny Paneto
Inspector Phone: 909-996-9213

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Dining room:



Dining room:

BEDROOM 1

	ACC	MAR	NI	NP	RR
CEILINGS	<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"/>
WINDOWS/TRIM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOW SCREENS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CLOSET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

Ceiling and walls were free of cracks. Window(s) functioned properly and seals were acceptable. Receptacles and lights were wired correctly.

Inspection Date:
05/15/2023

Inspector: Benny Paneto
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National Property Inspections

Jane Smith, 10961 Fawn Rd, Cali, CA, 92250



Bedroom 1:



Bedroom 1:



Bedroom 1:



Bedroom 1:

BEDROOM 2

	ACC	MAR	NI	NP	RR
CEILINGS	<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"/>
WINDOWS/TRIM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOW SCREENS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CLOSET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Inspection Date:
05/15/2023

Inspector: Benny Paneto
Inspector Phone: 909-996-9213

Email: benny.panetonpiinspect.com



Benny Paneto DBA
National Property Inspections

Jane Smith, 10961 Fawn Rd, Cali, CA, 92250

Comments:

Ceiling and walls were free of cracks. Window(s) functioned properly and seals were acceptable. Receptacles and lights were wired correctly.



Bedroom 2:



Bedroom 2:



Bedroom 2:



Bedroom 2:

Inspection Date:
05/15/2023

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National Property Inspections

Jane Smith, 10961 Fawn Rd, Cali, CA, 92250

BEDROOM 3

	ACC	MAR	NI	NP	RR
CEILINGS	<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"/>
WINDOWS/TRIM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOW SCREENS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CLOSET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

Ceiling and walls were free of cracks. Window(s) functioned properly and seals were acceptable. Receptacles and lights were wired correctly.



Bedroom 3:



Bedroom 3:

Inspection Date:
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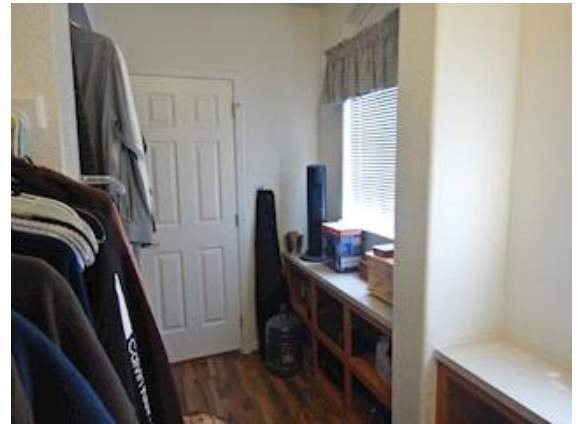
Bedroom 3:



Bedroom 3:



Bedroom 3:



Bedroom 3:

KITCHEN DINNETTE

	ACC	MAR	NI	NP	RR
CEILINGS	<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"/>
WINDOWS/TRIM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
WINDOW SCREENS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CLOSET	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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Comments:

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Kitchen dinette:



Benny Paneto DBA
National Property Inspections

Jane Smith, 10961 Fawn Rd, Cali, CA, 92250

Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

1 PATIO

REPAIR/REPLACE

The metal patio side molding has evidence of cracked sealant on the seam. Recommend further evaluation/repair by qualified contractor(s).

2 ROOFING 1

REPAIR/REPLACE

Observed multiple areas on the roof with evidence of missing granules. Noted evidence of pooling water on the main roof valley. Recommend further evaluation/repair by qualified roofing contractor(s).

3 ROOFING DORMER OVER THE LIVING ROOM

REPAIR/REPLACE

The roof dormer had cracked sealant in several areas. Recommend further evaluation/repair by qualified roofing contractor(s).

4 FLASHING/VALLEYS

REPAIR/REPLACE

Observed several metal flashings with cracked sealant around the base. Recommend further evaluation/repair by qualified contractor(s).

5 SKYLIGHTS

REPAIR/REPLACE

Both skylights show evidence of cracked sealant around the base. Recommend further evaluation/repair by qualified roofing contractor(s).

6 EXTERIOR SURFACE

Siding/Trim

REPAIR/REPLACE

Exterior Electrical Outlets

REPAIR/REPLACE

Noted wood rot on the porch on several areas of the composite trim. Recommend further evaluation/repair by qualified contractor(s).

The outdoor outlet close to the porch is functioning as designed but noted a ground prong stuck inside an opening. Recommend further evaluation/repair by a licensed electrician.

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7 GARAGE/CARPORT

Garage ventilation

REPAIR/REPLACE

The garage turbine vent is not turning. Recommend further evaluation/repair by qualified contractor(s).

8 OVERHEAD GARAGE DOORS

REPAIR/REPLACE

The upper right garage door molding is not attached. The automatic garage door opener had a inoperable or out of adjustment automatic-reverse feature. Auto reverse is a safety feature that stops the door from closing when it hits a object. Recommend a garage door technician review the operation of garage door and make repairs/adjustments needed for door to operate in a safe manor.

9 GARAGE PEDESTRIAN DOOR INTO HOUSE

REPAIR/REPLACE

Any door between the house and the garage should have an automatic door closer that is tight fitting and weather-stripped for fire safety and to reduce the chance of gasoline or exhaust fumes entering the home. Recommend installation of auto-closure unit.

10 INTERIOR FOUNDATION

REPAIR/REPLACE

Efflorescence along foundation wall. Efflorescence is a powdery deposit of salts which forms on the surface of bricks and mortar. It is usually caused by water intrusion. Recommend further evaluation/repair by qualified contractor(s).

11 ELECTRICAL

Panel

REPAIR/REPLACE

The left front electrical panel breakers are not labeled for safety. Recommend to have a licensed electrician further evaluate and make the necessary of the repairs.

12 WATER HEATER

MARGINAL

Most water heaters have a life span of ten to twelve years. Unit was functional, but was rated marginal due to its age. Ultimately, you should consider budgeting for replacement of the hot water heater in the foreseeable future.

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13 DRAFT CONTROL/VENT

REPAIR/REPLACE

The water heater vent hood is not installed correctly, the left leg is not inserted. Recommend further evaluation/repair by qualified contractor(s).

14 BATHROOM 3

Tub/Shower

REPAIR/REPLACE

Noted a slow drain in the tub. Recommend further evaluation/repair by qualified contractor(s).

15 LIVING ROOM

Electrical (Random sampling of outlets, switches, fixtures.)

REPAIR/REPLACE

The outlet is showing an open hot. The ceiling fan is wobbling, needs adjustment. Recommend further evaluation/repair by a licensed electrician.

MAR (MARGINAL)

The item/system was marginally acceptable. It performed its designed function at the time of the inspection. However, due to age and/or deterioration, it will likely require early repair or replacement.

RR (REPAIR/REPLACE)

The item/system failed to operate/perform its intended function, was structurally deficient, was unsafe or was hazardous at the time of the inspection.

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