

Interior

Exterior Doors () See Remarks () N/A We suggest re-keying all doors for safety. Door screens not a part of this inspection.

- () Operational Adverse Conditions [F] () Damage at _____ [A]
- Weather strip damaged/missing at FRONT DOOR [A]
- () Rubs/sticks/difficult to operate at _____ [A]
- () Door would not lock/latch at _____ [A]
- () Exterior doors hollow core [S] () Door(s) rub on floor [A] Dual cylinder dead bolt may prevent emergency exit [S]
- Threshold damaged/loose [A] () Could not confirm safety glass [S] () Sliding glass panel mounted to outside of frame [S]
- () Doorbell damaged/inoperative [A] () No doorbell [M] () Loose doorbell [A]

Interior Doors () See Remarks () N/A

- () Operational Adverse Conditions [F] () Damaged at _____ [A]
- Door would not lock/latch at EAST BEDROOM [A]
- () Rubs/sticks/difficult to operate at _____ [A]
- Closet door bottom glides missing/damaged at EAST BEDROOM [A]
- () Doors rub on flooring [A] () Missing components at _____ [A]

Windows () See Remarks () N/A Confirm that all bedrooms have an easily useable fire escape. All windows may not have been accessible/tested. Window screens are not a part of this inspection.

- MULTI PANE () SINGLE PANE () STORM WINDOW(S) METAL () WOOD () VINYL
- () AWNING () CASEMENT () DOUBLE HUNG () FIXED () LOUVERED () SINGLE HUNG SLIDING
- () Operational Adverse Conditions [F] () Adjacent stains/Damage noted [F] () Some/all painted shut [A]
- Rubs/sticks/difficult to operate at DINING ROOM - LIVING ROOM [A]
- Missing/loose/damaged/inoperative hardware at _____ [A]
- () Broken glass/dual pane seal at _____ [A]
- () Springs damaged [A] () Safety glazing not verified at impact risk areas [S] () Window tracks need cleaning [A]
- Security bars installed at bedroom(s) without quick release [S] () Bedroom egress windows too high/too small [S]
- () Screens installed/windows dirty-Dual pane seal condition not verified [F]

Floors () See Remarks () N/A Possessions are not moved during this inspection-hidden damage may exist.

- () CARPET () CONCRETE () EXPOSED CONCRETE () FRAMED () STONE TILE () VINYL
- () WOOD/WOOD REPLICA () FLOOR STRUCTURE NOT VISIBLE-Inspection limited [F]
- Appears Functional () Adverse Conditions [F] () Damaged at _____ [A]
- () Cracked/chipped/broken tile(s) noted [M] () Damaged/missing grout [M] () Damaged/deteriorated vinyl [M]
- () Damaged/deteriorated wood [M] () Carpet needs re-stretching [A] () Squeaky floors noted [M] () Uneven areas [F]

Walls/Ceilings See Remarks () N/A Sources of stains are not confirmed. Evidence of moisture may indicate a mold health risk.

- ACOUSTIC DRYWALL () EXPOSED WOOD () MIRRORS () PANELING () PLASTER () WALLPAPER
- () Appears Functional (Normal cracks) Adverse Conditions [F] () Broken mirrors [S] () Loose paneling [F]
- Damage at PICTURE #22 PICTURE #27 [A]
- () Moisture staining /damage at _____ [F]

Fireplace/Stairs/Railings/General () See Remarks () N/A

- Occupants possessions prevent a full inspection - Check carefully at final walk through. Smoke detectors are not tested as a part of this inspection.
- () Fireplace Appears Functional Adverse Conditions [F] () Missing fireplace screen [S] () Hearth too small [S]
 - () Firebox mortar/bricks need repair [A] () Firebox refractory panels cracked [M] () Soot at face [F]
 - () Improper clearance to combustibles [S] () Gap at lintel area needs to be sealed [A] () Damper was inoperative [A]
 - () Gas supplied with closeable damper [S] () Gas supply not evaluated [F] () Wall/flooring protection is improper [F]
 - () Recommend chimney cleaning at _____ [A]
 - () No smoke detector(s) found [S] () Additional smoke detectors needed [S] () Additional smoke detectors recommended [S]
 - Stairway head clearance is inadequate [S] () Stairway is too steep/narrow [S] () Stairway rise/run is inconsistent [S]
 - () Stairs handrail loose Missing [S] () Stairs handrail improper height/openings too large [S] () Balcony needs repair [A]
 - () Ceiling fan(s) are mounted below 7' blade height [S] () Ceiling fan(s) wobble/support needs review [M]
 - Ceiling fan(s) damaged/inoperative [A] NOISY () Carbon Monoxide detectors recommended [S] () Wet bar inoperative [F]
 - () Wet bar supply line leaks [A] () Wet bar drain line leaks [A] () Wet bar faucet leaks [A] () Evidence of past leaks [F]
 - () Ice maker not inspected [F]

Remarks: 1 DRYWALL REMOVED ABOVE CEILING LIGHTING - NO FIRE BARRIER PROVIDED BETWEEN KITCHEN AND ATTIC AND LAUNDRY ROOM AND ATTIC

2 SECOND LAYER OF DRYWALL HAS BEEN ADDED AT LIVING ROOM [F] PICTURE #23

Key to Symbols: [A] Attention Required [C] Consult Seller [E] Engineering Consult [P] Pest control consult [F] Further review suggested [M] Monitor or repair [S] Safety issue