



KEY: ① Recommend evaluation by a structural/geo-technical engineer
 ② Recommend evaluation and repairs by a licensed contractor
 ③ Refer to qualified termite report for further information
 ④ This item is a safety hazard - correction is needed
 ⑤ Upgrades are recommended for safety enhancement
 * This item warrants attention/repair or monitoring

44 Doors (Entry) N/A Appear serviceable Damage / deterioration / defects*
 Weather stripping is serviceable Damaged* No weather stripping*
 Hardware operational Not operational* Damaged door jamb*

COMMENTS: _____

45 Doors (Int.) N/A Doors appear serviceable Need adjustment / damage / defect*
 Hardware is operational Not operational / missing / loose*
 Several frames are not square - may indicate movement ① Door(s) rub / stick / won't latch / damaged jamb*

COMMENTS: _____

46 Doors (Ext.) N/A SLIDING GLASS FRENCH _____

Exterior doors appear serviceable Door is damaged / in need of adjustment / difficult to operate*
 Tempered glass Not tempered ④⑤ Unable to determine if glass is tempered*
 Latching hardware is operational Not operational*
 Tracks serviceable Deteriorated* Screen doors not checked* Few / many damaged / missing screens*

COMMENTS: _____

47 Windows N/A ALUMINUM WOOD VINYL / METAL DUAL PANE SECURITY BARS
 SLIDING CASEMENT DOUBLE HUNG SINGLE HUNG LOUVER

Sample tested appear serviceable Non-operational* Stains / damage*
 Broken sash cords* Difficult to operate / slide* Dual-glaze fogged ② Won't lock / open / close*
 Caulking / glazing deteriorated* Not safety glass ④⑤ Loose / cracked / broken glass*
 Screens not checked Few / many damaged / missing* Security bars non-openable ②④ / not tested*

COMMENTS: _____

Notice: Determining condition of all thermopane windows is not possible due to temperature, weather and lighting variations. Check with owner for further information.

48 Interior Walls N/A DRYWALL PLASTER PANELING WALLPAPER

General condition appears serviceable Needs repair* Moist / dry - stains / damage*
 No cracks found Common cracks Major cracks ③ Nail pops* Holes / openings / exposed frame*
 Furnishings prevent full inspection - do a careful check on your final walkthrough* Recommend review by engineer ③

COMMENTS: _____

Notice: The condition of walls behind wallpaper, paneling and furnishings cannot be judged.

49 Ceilings N/A DRYWALL ACOUSTIC SPRAY CEILING TILE PLASTER WOOD / BEAM

General condition appears serviceable Damaged* Ceiling height appears low*
 Stains* Moist* ③ Dry* Unable to determine*
 No cracks found Common cracks Major cracks* Recommend evaluation by engineer ③

COMMENTS: _____

Notice: Determining whether acoustic sprayed ceilings contain asbestos is beyond the scope of this inspection. For information contact the American Lung Association or asbestos specialist.

50 Floors N/A CARPET VINYL WOOD TILE _____

General condition appears serviceable Damage / deterioration* Uneven area in floor*
 Cracked tiles at:* Wood / vinyl / tile / carpet damaged at:*
 Furnishings prevent full inspection - do a careful check on your final walkthrough* Loose carpet / floor squeaks noted*

COMMENTS: _____

Notice: Determining odors or stains is not included! * Floor covering damage / stains may be hidden by furniture. * The condition of wood flooring below carpets is not inspected. *

51 Fireplace(s) N/A LOCATION(S) A _____ B _____ C _____
 MASONRY PREFABRICATED FREESTANDING WOOD STOVE INSERT (Have checked by removal*)

Appears serviceable UNIT A B C Not functional / Unsafe / Worn / Near end of lifespan* UNIT A B C
 Deteriorated mortar* UNIT A B C Cracked / loose bricks ② UNIT A B C Combustibles close ②④ UNIT A B C
 Gas operational ___ N/A UNIT A B C Gas is inoperative ② UNIT A B C Gas capped - no test* UNIT A B C
 Improper gas piping ②④ UNIT A B C Gas valve in firebox ②④ UNIT A B C Flue needs cleaning ② UNIT A B C
 Damper operational UNIT A B C Missing / non-operational* UNIT A B C Damper spacer needed ④⑤ UNIT A B C
 Fans / blowers operated ___ N/A Blower inoperative ② UNIT A B C Doors broken / inoperative* UNIT A B C

COMMENTS: _____

Notice: Recommend installing safety spacer on damper when gas logs are present. * Wood and ashes are not moved for inspection. Recommend clearing debris and further evaluation. *

52 Interior Features N/A Ceiling fan(s) operational Fan(s) non-operational / vibrates / wobbles / poorly supported*

Interior stairs appear serviceable Uneven rise / run on steps ②④ Stairway is too narrow / steep ②④
 Stair handrails appear serviceable Railing is loose / improper / missing* ④ Openings in rails too wide* ④⑤

COMMENTS: _____

Wet bar faucet appears serviceable Faucet is not operational ② Faucet leaks ② Cold water only
 Counter appears serviceable Damage / deterioration to counter / cabinet* Icemaker not on
 Plumbing under sink serviceable Leaks ② Improper piping ②

COMMENTS: _____

Smoke detector test button responds Did not respond to test button* ④ Not tested* None found* ⑤
 Couldn't test / no test button* Indicator light on Suggest additional detectors in appropriate locations* ③

Items installed but not inspected: ___ N/A Central vacuum Security system Intercom _____

COMMENTS: _____