

I N T E R I O R

Description of Interior

WALL AND CEILING FINISHES:

- Drywall/Plaster
- Paneling
- Wood

- Masonry/Stone
- Tile
- Suspended Tile

- Stucco
- Acoustic Tile
-

FLOOR SURFACES:

- Carpet
- Tile
- Vinyl/Resilient
- Acoustic Tile
- Wood

- Wood
- Concrete
- Slate
- VCT

- Stone
- Terrazzo
- Brick
- Laminated

WINDOWS STYLE AND GLAZING:

- Casement
- With Storm Window
- Double/Single Hung
- Double Hung
- Insulated
- Single Hung
- With Storm Window
- Sliders

- Jalousie
- Awning
- Fixed Pane
- Double Glazed
- Single Pane

- Single Pane
- Triple Glazed
- Double-Pane
- Double Pane
-

DOORS:

- Wood
- Metal

- Sliding Glass
- French Door (s)

- Storm Door (s)
- Hollow Core

FIREPLACES:

- Masonry Firebox
- Steel Firebox
- Burning
- Zero Clearance

- Gas
- Fireplace Insert
-

- Wood Stove
- Originally Coal

- Cosmetic/Non-Functional In: _____
- Roughed-In (Basement)

Wall & Ceiling Finishes/Floors

WALLS / CEILINGS

- Water Staining
- Installation
- Water Damage
- Workmanship
- Patching
- Incomplete
- Damage Noted
- Minor Cracks
- Larger Cracks
- 10 Sq Ft

- Drywall Flaws
- Loose/Weakened
- Bulging Plaster
- Weakness In Plaster
- Textured Ceiling Asbestos?
- Sheetrock Tape Flaws

- Amateur
- Poor
- Installation
- Mildew
- MOLD-Major
- MOLD- Under

FLOORS

- Floors Sloping
- Floors Sagging
- Floor Movement
- Floor Squeaky
- Tile Cracked
- Tile Cracked/Loose

- Tile Installation Marginal
- Tile Floor Needs Caulked
- Vinyl Stained
- Vinyl Seams Poor
- Vinyl Damage
- Vinyl Poor Installation

- Carpet Stains
- Carpet Odor
- Carpet Loose
- Carpet Damaged
-

TRIM

- Trim Loose

- Trim Incomplete

- Trim Damaged

Windows

- Old Windows - Mild Disrepair
- Window Frames
- Low Quality - Mild Disrepair
- Dangerous in Fire
- Painted Shut
- Missing
- Inoperative
- Damaged

- Stain Below Sill
- Water Damage below Sill
- Hardware Missing
- Hardware Damaged

- Water Stains on
- Burglar Bars
- Sash Cords
- Storm Windows

- Cracked
- Window(s) Missing
- Broken
- Missing Pane
- Loose
- Not Lock

- Lost Seal
- Condensation
- Screen(s) Damaged
- Screen(s) Missing

- Storm
- Blocked Off
- Nailed Shut
- Windows Will

Doors

- General Trimming/Adjustment
- Hardware Missing
- Hardware Damaged
- Close/Latch Prop
- Hardware Loose

- Door(s) Missing
- Doorstops Missing
- Weather Strip Exterior Doors
- Repair Screen Door Auto Closer

- Water Damage
- Door(s) Missing
- Door Doesn't

SLIDING GLASS

- Sticking
- Rollers
- Threshold
- Older

- Screen Damaged
- Screen Missing
- Hardware Damaged

- Lost Seal
- Leakage at
- Non-Tempered

SHOWER DOORS

- Shower Door Glass Non-Tempered

- Off Hinge/Leaking

-

GARAGE PASSAGE/MAN DOOR

- Door Closer
- Door Rating

- Door Seal
- Door Adjustment

-

Kitchen and Bathroom Counters and Cabinets

KITCHEN COUNTERS

- Damage
- Loose
- Excessive Wear

- Older
- Low Quality Installation

- Tile Grouting Loose
- Tile Damage

KITCHEN CABINETS

- Damage
- Missing/Damaged
- Older
- Damage/Inoperative
- Poor Condition
- Adjust Lazy Susan

- Low Quality Installation
- Door Hinges Loose
- Painting Needed

- Handles
- Drawer
- Loose

BATHROOM COUNTERS

- Damage
- Loose
- Excessive Wear

- Older
- Low Quality Installation

- Tile Grouting Loose
- Tile Damage

BATHROOM CABINETS

- Damage
- Missing/Damaged
- Older
- Damage/Inoperative
- Poor Condition

- Low Quality Installation
- Door Hinges Loose
- Painting Needed

- Handles
- Drawer
- Loose

Skylights and Solariums

SKYLIGHTS

- Water Damage - Leakage
- Prior Leak?
- Low Quality/Leakage

- Condensation
-

- Water Damage -

Ceiling Fans

CEILING FANS

- Ceiling Fan Needs Repair
- Low Clearance

- Ceiling Fan Loose

- Ceiling Fan

SOLARIUMS

- Minor Leaks
- Members
- Substantial Leaks
- Recommended

- Modest Quality/Leakage
- Low Quality/Leakage

- Rot To Frame
- Replacement

Stairways

- Handrail Loose
- Unsafe

- Railing Openings

- Spiral Stairway

- Handrail Needed
Treads Non Std.
- Railing Loose
Stairwell
- Railing Needed
Improvement
- Low Overhead Clearance
Attic Stairs

- Railing Height
- Steep Pitch
- Treads Non Standard
- Risers Non Standard

- Curved Stair
- Door Opens Into
- Attic Stairs
- Trim/Adjust

Fireplaces

- Chimney Cleaning Needed
Firebox Bulging
- Clean Chimney Clean Out Area
Poor Installation
- Inspect/Clean Fireplace Chimney
Insufficient
- Clean Wood Fireplace Chimney
- Poor Draft Evident

- Damper Repairs
- Damper Missing
- Firebox Mortar Repair
- Firebox Rear Wall Repair
- Firebox Rebuild

- Zero Clearance
- Zero Clearance
- Hearth
- Hearth Damage
- Improve Glass

- Doors
-
- FireplaceMantle/Close to Opening

- Coal Burning

-

Wood Stove

- Older Unit - Unsafe?
- Amateur Installation
Cleaning/ Inspection
- Clearance From Combustibles
Insufficient
- Investigate Manufacturers Req.

- Hearth Damage
- Flue Pipe Improvement
- Metal Liner Recommended
-

- Floor Protection
- Chimney
- Hearth

Basement Leakage

SEVERITY OF SEEPAGE/LEAKAGE

- No Visible Moisture
- Typical Seepage

- Above Average Leakage
- Chronic Leakage

-

OTHER FACTORS

- Foundation Cracks
- Clogged Drainage Tile?

- Sump Pump
- Old Houses Usually Leak!

- Ground Water?
-

Discretionary Improvements

- Smoke Detectors
Exterior

- Lock Sets Replacement

- Dryer Vent To

Environmental Issues

- Asbestos On Boiler/Pipes
- Asbestos in Ceiling Texture?
Monoxide Note

- Lead in Water Note
- Lead In Paint Note

- Radon Note
- Carbon

General Comments

GENERAL CONDITION OF INTERIOR FINISH

- Above Average Condition
Plaster Weakening
- Average Condition
Expect Flaws
-

- Below Average Condition
- Poor Condition

- Older Home-
- New Drywall -

GENERAL CONDITION OF WINDOWS AND DOORS

- Good Quality Windows
Maintained
- Good Quality Doors And Windows
Lacking Maintenance
- Average Quality Windows

- Average Quality Doors And Windows
- Modest Quality Windows
- Modest Qlty. Doors/ Windows

- Windows Well
- Windows
-

GENERAL CONDITION OF FLOORS

- Level Floors/Plumb Walls
Movement-Floors/Walls

- Floor Sags Typical

- Unusual

- Consult Contractor For Repairs