

STRUCTURAL

1. ROOF FRAME: Rafters 2x5 Sheathing 1" board Post and Beam Truss system

GOOD AVERAGE FAIR POOR

2. CEILING JOISTS: 2x5 Truss system

GOOD AVERAGE FAIR POOR

3. WALL FRAME: Post and Beam Pre-built Other 2x4

GOOD AVERAGE FAIR POOR

4. FLOOR FRAME: Post and Beam Truss system Other 2x7 full dimension

GOOD AVERAGE FAIR POOR

5. SUPPORT BEAMS: Post and Beam Pre-built Other 4x6 bearing walls

GOOD AVERAGE FAIR POOR

6. COLUMNS: Steel Concrete filled Wood Treated wood Masonry

GOOD AVERAGE FAIR POOR

7. INSULATION: Roof none Ceiling 12-14" fiberglass Walls sporadic (some blown in) fiberglass cellulose
Basement ceiling partial fiberglass Basement walls small areas
F= fiberglass V= vermiculite C= cellulose O= other

The dimensions and values are for visible areas only. Areas not accessible may or may not have similar conditions.

8. VENTILATION: Gable end Soffit Ridge Proper vent Natural Power

GOOD AVERAGE FAIR POOR

9. SILLS: Treated wood Untreated wood Sill seal Size 2x6 rebar joint

GOOD AVERAGE FAIR POOR

NOTES: no indication of wood destroying insects at time of inspection.

GENERAL CONDITIONS:

GOOD AVERAGE FAIR POOR

LIVING ROOM/DEN/DINING

1. FLOORING: Natural wood Plywood Composition material Other _____

GOOD AVERAGE FAIR POOR

2. WALLS: Plaster Drywall Panel Wood _____
Some deflection bay window area

GOOD AVERAGE FAIR POOR

3. WALL COVER: Paper Paint Panel Stain _____

GOOD AVERAGE FAIR POOR

4. FLOOR COVER: Carpet Stain Vinyl Tile Paint Other _____

GOOD AVERAGE FAIR POOR

Carpet: needs cleaning Stained Faded Worn Torn _____

5. CEILING: Plaster Drywall Panel Wood Composition tile _____

GOOD AVERAGE FAIR POOR

6. WAINSCOT: Natural wood Panel Paper Other none

GOOD AVERAGE FAIR POOR

7. LIGHTING FIXTURES: Overhead Switched outlet none

GOOD AVERAGE FAIR POOR

8. ELECTRICAL OUTLETS AND SWITCHES: 2 wire 3 wire correct polarity dated

GOOD AVERAGE FAIR POOR

9. WINDOWS: Double hung Casement Sliding Fixed Jalousie Skylight

GOOD AVERAGE FAIR POOR

Storm windows Insulated _____

10. DOORS: Natural wood panel Metal Insulated Composition material Other _____

GOOD AVERAGE FAIR POOR

NOTES:

General Conditions:

GOOD AVERAGE FAIR POOR

KITCHEN / dining

1. FLOOR: Wood Tile Vinyl Other _____
GOOD AVERAGE FAIR POOR

2. WALLS: Plaster Drywall Panel Other Wood
GOOD AVERAGE FAIR POOR

3. WALL COVER: Paper, Paint, Panel Stain Tile _____
GOOD AVERAGE FAIR POOR

4. CEILING: Plaster Drywall Panel Wood Composition tile
GOOD AVERAGE FAIR POOR

small damage areas
5. CABINETS: Natural Wood Plywood Composition material Metal
GOOD AVERAGE FAIR POOR

6. STOVE; BRAND: Whirlpool Electrolux
GOOD AVERAGE FAIR POOR

7. EXHAUST VENT: Kenmore
GOOD AVERAGE FAIR POOR

8. REFRIGERATOR: General Electric
GOOD AVERAGE FAIR POOR

9. SINK: Stainless steel Porcelain Porcelain on cast iron Porcelain on steel
GOOD AVERAGE FAIR POOR Trap (s) (p) Shutoffs (y) (n)

10. DISHWASHER: General Electric
GOOD AVERAGE FAIR POOR (sprayer needs attention)

11. DISPOSAL: in sinkerator
GOOD AVERAGE FAIR POOR

12. WINDOWS: double hung (Storm) Insulated
GOOD AVERAGE FAIR POOR

13. ELECTRIC OUTLETS: no GFCI Grounded 2 Wire Correct polarity
GOOD AVERAGE FAIR POOR

14. NOTES: _____

GENERAL CONDITIONS: GOOD AVERAGE FAIR POOR

EXTERIOR

1. ROOF COVER: Asphalt composition shingles Wood shingles Masonry/tile
Rolled roofing Rubber Other slight curl, some stone loss
small area GOOD AVERAGE FAIR POOR FAIL

Tin (suggest coating)
2. FLASHINGS: Asphalt Aluminum Lead Copper Tin Plastic
GOOD AVERAGE FAIR POOR FAIL

Rust on alum. ice edge
3. ROOF PENETRATIONS: Gimney Vent stack Vent heads Skylights
corners
GOOD AVERAGE FAIR POOR FAIL

4. GUTTERS AND DOWNSPOUTS: Metal Aluminum Vinyl Wood
GOOD AVERAGE FAIR POOR

none
5. SOFFITS AND TRIM: Natural wood Composition material Vinyl Aluminum Vented
GOOD AVERAGE FAIR POOR

Some rot upper trim porch
6. SHEATHING (Wall Cover): Wood clapboard Wood shingles Composition Vinyl
Aluminum Plywood (T-111) Board and baton Other _____
GOOD AVERAGE FAIR POOR

7. FINISH: Stain Paint Vinyl Coated aluminum Other _____
GOOD AVERAGE FAIR POOR

assume lead paint due to age of house (interior)
8. GARAGE, CARPORT, SHEDS, OUTBUILDINGS:

Covered under separate agreement except for this brief overview _____

9. PORCHES, STAIRWAYS, DECKS: Treated wood Untreated Masonry

Front porch (FAIR) no guards deflection right corner
(poor) Skirting poor. Softening roof panels.

Rear deck - good - bolts + post hangers (Rec. add'l handrail
10. GENERAL YARD CONDITIONS AND DRIVEWAY: Paved Unpaved stains

Sloped area - Rear fence needs attention
Shrub/trees need pruning away from structure.

11. NOTES: _____

BATHROOM 2nd floor

1. FLOORING: Natural wood Plywood Composition material Other _____
GOOD AVERAGE FAIR POOR

2. WALLS: Plaster Drywall Panel Other _____
GOOD AVERAGE FAIR POOR

3. WALL COVER: Paper Paint Panel Stain Tile _____
GOOD AVERAGE FAIR POOR

4. FLOOR COVER: Vinyl Ceramic tile Carpet Wood Other some discoloration
GOOD AVERAGE FAIR POOR

5. CEILING: Plaster Drywall Panel Composition tile _____
GOOD AVERAGE FAIR POOR

6. LIGHTING FIXTURES: Incandescent Florescent Vent fan Other _____
GOOD AVERAGE FAIR POOR

7. ELECTRICAL OUTLETS AND SWITCHES: 2 wire 3 wire Correct Polarity GFCI
GOOD AVERAGE FAIR POOR

8. BUILT IN TUB LEG TUB STALL SHOWER WHIRLPOOL OTHER water temp. over 120°
Fiberglass Plastic Porcelain on steel Porcelain on cast iron
GOOD AVERAGE FAIR POOR

9. SINK: Porcelain Porcelain on cast iron Composition material Other _____
GOOD AVERAGE FAIR POOR Trap (s) (D) Shutoffs (Y) (n)
drain mechanism needs attention (cap missing)

10. WATER CLOSET: Kohler Shutoff (Y) (n) _____
GOOD AVERAGE FAIR POOR

11. WINDOWS: Double hung Casement Sliding Fixed Jalousie Skylight
Storm windows GOOD AVERAGE FAIR POOR Insulated window

12. DOORS: Natural wood Metal Composition material Other _____
GOOD AVERAGE FAIR POOR

NOTES:
Radiator cover missing closet

General Conditions: GOOD AVERAGE FAIR POOR