

ACCESS: (A) Typical (A) restricted **ATTIC ACCESS:** (A) Typical (B) restricted (B) none ENTERED: Fully Partially _____

WALLS/CEILINGS: Plaster (C Wood D Rock E Wire lath F Drywall G Paneling H Beaverboard I Acoustic tile
 J Dropped tile K Wood L Tin M Precast N Wallcovering/paint over paper O Textures/sand paints
 P HI HAT Recessed lighting fixtures Q (no access) R PREVIOUS WALL/CEILING REPAIRS: _____

PRIMARY FLOORS: (R) Strip (S) Tongue and groove (face nailed) (T) Parquet (U) Ceramic tile/quarry tile (V) Vinyl squares (W) Sheet vinyl
 (X) Carpet (Y) Slate (Z) Marble (A1) Cork Other: _____

PRIMARY WINDOWS: (B1) (W=Wood M=Metal V=Vinyl) GLAZING: (C1) Single (D1) Double other: _____
 (E1) Single/double hung _____ (F1) Casement _____ (G1) Sliding _____ (H1) Awning _____ ?
 (I1) Jalousie _____ (J1) Fixed _____ (K1) Original (L1) upgrades (M1) Old casings remain (N1) Sun Awnings Storm shutters ?

STORM WINDOWS: (O1) None/some/all/incomplete upgrade recommended Major / Minor condensation evidence

FIREPLACES/S: (P1) Prefab # _____ (Q1) masonry # _____ (R1) unlined/relined? (S1) Without damper/s (T1) Firebrick? (U1) Access restricted

INSULATION: (U1) Attic _____ ? R Value _____ Wall _____ ? R Value _____ (W1) upgrade

ATTIC VENTILATION: (R=Retrofitted P=Partial U=Upgrade Recommended) (X1) Typical/ (Y1) restrictive/damaged (Z1) none Soffits (baffles) Gables Ridge thru roof Window Wall grilles upgrade

ROOF: Leakage Evidence (A1) stains active/inactive ? Leakage Probability: HIGH MEDIUM LOW Evidence of condensation

FANS: (A2) Bath (B1 discharge to attic (C2) Attic/thermostat (D2) Whole house (unguarded) (E2) Ceiling paddle fans Upgrade _____

PARTY/FIRE WALLS VISIBLE: (E2) Basement crawl space garage attic (F2) Masonry/gypsum (G2) Open _____

MISC: (F2) Garage Door: (F2) Auto Reversing (G2) Non-reversing Release (H2) Alarms: Smoke/Carbon Monoxide Recommended Upgrade Test
 Elevator: (I2) inclinator (tension safety) (J2) Security/Intercom System (K2) Central Vacuum (L2) PAINT: FRESH LEAD ?
 Pest Telltales: (M2) _____ (N2) Exterminate/clean/deodorize (O2) Ext. Doors: Sliding/hollow core Safety Glass ? Bars
AMATEUR WORKMANSHIP: (P2) _____ (Q2) Substandard Maintenance: _____

(Q2) (X) Unexpected minor expenses for this property may approximate: \$200 - \$300. More Less ?
 (R2) (X) Check with a professional engineer, code official, health official, _____ for complete information.

ACCESSIBLE & VISUAL CLUES / SYMPTOMS APPEARED TO INDICATE THE FOLLOWING:

MAJOR PROBLEMS/SAFETY CONCERNS	Where/What	MINOR PROBLEMS/SAFETY CONCERNS	Where/What
* A FIREPLACE/CHIMNEY unsafe		a WALL/CEILING loose/cracks/nail pops	
B WOOD STOVE clearance/creosote		stains/spalling/repairs	
C HEATING unit clearance ?		b PAINT old/faded/peeling/alligating	
D HI-HAT lights (recessed) insulation ?		c FLOOR/CARPET loose/marred/stained/dirty	
E INSULATION uncovered UFFI ?		d FLOOR SAG cracked floor tiles	
F GARAGE SLAB elevation/flames separation ?		e WINDOW/DOOR adjust/repair/replace/stuck/ weatherstrip/hardware/locks/screens/glazing/seals ?	
RD G FRIABLE ASBESTOS ?		f STORM SASH incomplete/broken/adjust caulk/weep holes	
H SLAB DUCTS water/chemicals ?		g TRIM missing/damaged/renail	
I Condensation/ventilation/ice dams ?		h FIREPLACE smoky cracked/point up (cap+screen) Gas logs service/repair Clean ashdump/tile Clearance Damper seal/warped/rod	
J CEILINGS/WALLS damaged/loose wallpaper/paint repairs		i INSULATION placement/baffles/vapor barrier vents blocked/pests/screening	
K FLOOR stained/swelled/rotted damaged		j FAN/S attic/whole house out/mounting	
L CARPET Worn/Torn/Stained/pet odor		k GARAGE DOOR broken/sags/tracks/springs/ locks/power supply/remotes ?	
M WINDOW/DOOR repair/replace/secure		l BATH TRANSOM loose/missing	
clouded between panes		m CENTRAL VACUUM out/activators ?	
N PARTY/FIRE WALL material type/missing/ incomplete		n STAIR Risers uneven railing	
O SMOKE ALARM missing/inoperative/location		o VAPOR RETARDER in attic missing/reversed	

Recommend repairs/cleaning be performed by:
 Qualified Chimney Sweep, Garage Door Technician

SYMBOLS: ? = unknown/subjective judgment \$ = approximated minimum contractor price # = number R/U = repair or upgrade recommended Rpl = Replace M = Monitor EX = Expert evaluation needed LNA = Local non acceptance * = Questioned acceptance RD = Regulated Disclosure ‡ = Do-it-yourself item be a "major problem" if extensive or professionally contracted.