

INTERIOR

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

DOORS

Exterior Door Type(s):

Metal.

Exterior Door Conditions:

The overall condition is acceptable, performing its function as intended.

Interior Door Type(s):

Hollow Core Wood.

Interior Door Conditions:

The overall condition is acceptable, performing its function as intended.

WINDOWS

Type(s):

The windows are wood single hung and sliders.

Conditions:

REPAIR or REPLACE - One or more of the windows has peeling paint. In my opinion, this can increase the chances for further damage to the windows and/or building including deterioration, rotting, and leakage. I recommend that a qualified contractor mitigate the situation.

INTERIOR WALL FINISHES

Type(s):

Drywall.

Conditions:

REPAIR or REPLACE - Typical cracks, blemishes, nail pops and similar are present. In my opinion, these are common conditions and are likely to be cosmetic. Repair is recommended to obtain a better quality finish but will not likely affect performance.

CEILING FINISHES

Type(s):

Drywall.

Conditions:

REPAIR or REPLACE - Damaged sections are present. It is my opinion that these should be fixed before someone gets hurt or additional damage is done to the property. I recommend that a qualified handyman mitigate this issue.

REPAIR or REPLACE - There are water stains on the ceiling and/or walls. This inspection cannot determine if a water leak is active or not, and cannot determine its exact cause. Water leakage into walls and ceilings causes various damage and deterioration and can lead to mold issues. Troubleshooting and appropriate corrective action is needed by a qualified contractor.