

# Exterior

## ACCESS:

**Access:**  Restricted  Typical

**Conditions:**  Inaccessible areas  Excessive possessions  Vegetation  Possessions limited inspection  
 Vegetation Limited inspection  Numerous people  Animals present

## SITE:

**Satisfactory**

**Observed Conditions**

**N/A**

**Site:**  BBQ  Water feature  Planters  Firepit  Shed  Other features  N/A

**Satisfactory**

**Conditions:**  Decorative walls/borders damaged  Drainage poor  Drains to site surface  Earth/wood contact  Wetlands  
 Erosion noted  Firewood stored next to structure  Fountain/pond noted  Holes in yard  Monitor site drainage  
 Negative drainage  Saturated soil  Slopes towards foundation  Soil too high at foundation  Suggest installing swales  
 Surface drains blocked  Surface drains noted  Block wall drains blocked  Lake/pond or wash  No curbs  
 Elevated stake or rebar  Surface drain covers damaged/missing  Deteriorated  Paint failing  Spalling  
 Untreated wood  Normal to moderate cracks observed

**Vegetation:**  Climbing plants  Shrubs  Trees  N/A

**Satisfactory**

**Conditions:**  Ivy/vegetation  Overgrown vegetation  Overhanging branches  Roots exposed in yard  Shrubby too close  
 Trees close to structure  Tree limbs touching power lines  Trees damaging structure

## PAVED AREAS:

**Satisfactory**

**Observed Conditions**

**N/A**

**Sidewalks:**  N/A

**Satisfactory**

**Conditions:**  Normal to moderate cracks  Deteriorated  Mortar damage  Physical damage  Loose bricks  
 Sidewalk heaved  Slippery surface  Uneven surface  Worn, chipped or uneven bricks  Loose or missing pavers

**Steps**  N/A

**Satisfactory**

**Conditions:**  Normal to moderate cracks  Dry rot  Flashing omitted  Hangers not nailed  Improper installation  
 Loose rails  Loose treads  Missing handrails  Missing hangers  Missing spindles  Mortar damage  Need two rails  
 No footings  No safety rails  Not bolted  Paint failing  Physical damage  Poor workmanship  Pulled away  
 Questionable footings  Rail openings too wide  Rusted  Settlement  Spalling  Spindles too wide  Uneven steps  
 Untreated wood  Wood in slab  Wood in soil  Carpeted steps

**Driveway:**  N/A

**Satisfactory**

**Conditions:**  Normal to moderate cracks  Deteriorated  Major cracks  Settlement  Slippery surface  Vehicles in driveway  
 Pot holes  Uneven surface  Heaved

## SIDING/TRIM:

**Satisfactory**

**Observed Conditions**

**N/A**

**Siding:**  Stucco  Wood Siding  Brick  Vinyl Siding  Stone  Shingles  Other  N/A

**Satisfactory**

**Conditions:**  Attached elevated planters  Buckling  Caulk/seal gaps  Column defects/damage  Fresh paint  
 Normal to moderate cracks  Delamination  Dented  Efflorescence  Nail pop  Ivy/vegetation  Lifted nails  
 Loose siding  Mildew  Missing brick  Missing sections  Mortar damage  Spalling  Open seams  Paint failing  
 Physical damage  Siding too low  Deteriorated  Holes  Wall repairs noted  Wicking  Wood in soil  
 Crack (moderate)  Crack (major)  Address numbering ?  Mold/Mildew/fungi present  Untreated wood contacting soil  
 Dry rot  Loose / missing trim  Missing sections  Fresh paint  Missing corner molding  Prior repairs noted

## PORCH/PATIO?DECK:

**Satisfactory**

**Observed Conditions**

**N/A**

**Porch:**  N/A

**Satisfactory**

**Conditions:**  Caulk/seal gaps  Concrete deteriorated  Cracked slab (major)  Cracks (expansion/settlement)  Not bolted  
 Damaged screen  Displacement  Dry rot  Improper installation  Loose rails  Missing handrails  Missing hangers  
 Missing spindles  Mortar damage  Need two rails  No flashing  No safety rails  Not bolted  Paint failing  
 Questionable post footings  Settlement  Spalling  Spindles too wide  Untreated wood  Wood in slab  Wood in soil  
 Appears to be an addition  Columns contacting grade  Unlevel floor  Loose bricks  No footings  Loose sections  
 Deteriorated

Patio/Covers:  N/A

Satisfactory

Conditions:  Buckling  Ceiling fan below 7 ft  Ceiling stains  Concrete deteriorated  Wood in soil  Loose bricks  
 Cover improperly installed  Cover subject to wind damage  Cracks (expansion/settlement)  Cracks (major)  
 Cracks (moderate)  Deteriorated  Drainage poor  Heaved floor  Mortar damage  Physical damage  
 Prior repair noted  Sagging rafters  Settlement  Slippery surface  Spalling  Wood in slab  Columns at grade  
 Appears to be an addition  Attached to fascia board

Deck:  N/A

Satisfactory

Conditions:  Buckling  Deck deteriorated  Decking lifting  Dry rot  Hangers not nailed  Wood in soil  
 Amateur installation  Loose rails  Missing handrails  Missing hangers  Missing spindles  Need two rails  
 No flashing  No safety rails  Not bolted  Paint failing  Physical damage  Pulled away  Questionable post footings  
 Settlement  Spindles too wide  Untreated wood

**WINDOWS:** Satisfactory Observed Conditions N/A

Type  Multi Pane  Single Glass Satisfactory

Conditions:  B/R windows don't meet egress standards  Broken sash rope(s)  Caulk/seal gaps  Damaged screen  Dry rot  
 Fixed security bars  Loose/damaged hardware  Missing window hardware  Rusted  Missing screens  Need well cover  
 No drip cap  Operates improperly  Paint failing  Springs damaged  Tracks need cleaning  Window stuck  
 Window treatments blocking view  Damaged window trim  Need well  Will not lock  Crank handle(s) inoperative  
 Crank handle(s) missing  Damaged frame  Screens not installed correctly  Screens installed limiting view  
 Moisture / damage in window box  Limited access due to vegetation  Window treatments loose  Cracked pane  Fogged  
 Glazing failing  Insufficient weatherstripping  Missing pane  Multi pane seal condition ?  Safety glazing not verified  
 Window condensation  Glazing seals missing, loose, deteriorated  Locks inoperative  Other locks installed (window not tested)

Storms:  N/A

Satisfactory

Conditions:  Cracked pane  Damaged screen  Dry rot  Need storm window  Paint failing  Physical damage  
 Deteriorated

Shutters / Awnings:  Shutters  Awnings  N/A

Satisfactory

Conditions:  Dry rot  Paint failing  Physical damage  Shutters missing  Damaged  Loose sections  Torn / ripped  
 Loose / damaged hardware  Awnings missing

**DOORS:** Satisfactory Observed Conditions N/A

Type:  Storm/Screen  Security  Slider/Arcadia  French doors  Other  N/A Satisfactory

Conditions:  Caulk/seal gaps  Delamination  Door stuck  Doorbell inoperative/missing  Dry rot  
 Dual keyless deadbolt installed  Fogged  Hollow core(entry)  Amateur installation  Rusted  Trim missing  
 Door rubs/sticks  Insufficient weatherstripping  Lock repair  No safety glazing  Door operates improperly  Paint failing  
 Hinges on outside  Threshold damaged  Will not latch  Lock mech. misaligned  Missing/damaged pane  Hinges loose  
 Window pane loose  Door damaged  Prior repairs noted  Gap between door and jam  Will not lock  Door opens over stairs  
 Door handle/knob loose  Door handle/knob missing  Door knob adjustment  Deadbolt not installed  Adjustment required  
 Missing door  Damaged screen  Improper installation  Loose/damaged hardware  Missing screens  
 Tracks need cleaning  Screen door missing  Excessive door racking  Closet doors missing  Sliding doors not hard to open  
 Closet door guides missing/damaged  Doors improperly installed  Safety glass in doors not verified

**PARKING:** Satisfactory Observed Conditions N/A

Garage/Carport:  Carport  Attached Garage  Detached Garage Satisfactory

Conditions:  Attic scuttle cover missing/damage  Ceiling damaged  Columns contacting grade  Concrete deteriorated  
 Cracked slab (major)  Cracks normal to moderate  Displacement  Dry rot  Heaved floor  Lock repair  
 Garage door opening sagging  Paint failing  Main beam sag  Questionable footings  Settlement  Cabinet damaged  
 Wall not fully visible  Wood in soil  Column deteriorated  Prior repairs noted  Vehicle in garage / carport  
 Appears to be an addition  Moisture stains  Carpet installed on slab  Wall damage  Wall cracks  
 Additions or modifications to structure observed  Cabinets unsecured

Vehicle Doors:  N/A

Satisfactory

Conditions:  Adjustment needed  Broken springs  Budget to replace  Cables frayed  Damaged hardware  
 Damaged rollers  Delamination  Door blocked not opened  Door warped  Hinges worn  Insufficient weatherstripping  
 Loose hardware  No drip cap  Non-safety springs  Operates improperly  Paint failing  Physical damage  Rusted  
 Does not operate smoothly  Locking latch still installed  Locking latch missing  Front closing handle missing  Not tested

Door Opener:  N/A

Satisfactory

Conditions:  Auto reverse broke  Budget to replace  Chain adjustment required  Inoperative  Loose opener controls  
 No auto reverse device  Not tested  Opener button damaged  Operator light inoperative  Light lens missing  
 Reversing sensors mounted too high  Unit noisy  Unit not secured  Unit requires adjustment  Door sensor wires loose  
 No sensors

<b>FIRE SEPARATION:</b>	<b>Satisfactory</b>	<b>Observed Conditions</b>	<b>N/A</b>
-------------------------	---------------------	----------------------------	------------

N/A

Conditions:  Door stuck  Hole/doggy door installed  Improper installation  Insufficient weatherstripping  Lock repair  
 No auto close  No firedoor  Window in firedoor  Door damaged  Prior repair noted  Seal penetrations in wall/ceiling  
 Non fire rated material installed on walls/ceiling  Attic access panel missing/damage  Openings in walls not fire rated (windows)

<b>FENCING/GATES:</b>	<b>Satisfactory</b>	<b>Observed Conditions</b>	<b>N/A</b>
-----------------------	---------------------	----------------------------	------------

N/A

Conditions:  Cracks normal to moderate  Cracks (major)  Settlement observed  Damaged boards  Fence too low  
 Gate adjustment required  Gate column(s) loose  Gate locked  Gate not self closing  Hinges loose  Latch below 54"  
 Loose block(s)  Loose boards  Loose posts  Loose sections  Missing block(s)  Not fully visible  Rusted  
 Pond/water feature  Gate damaged  Dog digging  Joint material missing between sections  Broken or missing boards  
 Damaged block  Loose locking hardware  Open blocks  Leaning block wall  Vegetation limited view

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_