

PROPERTY INSPECTION CHECKLIST - EXTERIOR

*Note what is present, the condition, and what needs to be done (P&I = Provide and Install)(R=Repair)(P=Replace)(U=Update)
 Condition Rating: 6-New 5-Excellent 4-Good 3-Average 2-Worn 1-Replace 0-Outdated

Address 1466 North Uplawn Ave Burbank Checked By Tammy Date 9-14

ENTRY

- A. Front Door
 - 1. Wood 4 full
 - 2. Metal ~~_____~~
 - 3. Panel six _____ nine _____
 - B. Screen Door
 - 1. Wood _____
 - 2. Metal security 4
 - 3. Security/Burglar _____
 - C. Storm Door
 - 1. Metal _____
 - 2. Glass _____
 - 3. Screens _____
 - D. Hardware
 - 1. Hinges 3
 - 2. Knobs 4
 - 3. Deadbolt 4
 - E. Electrical
 - 1. Switch _____
 - 2. Light 3
 - 3. Outdoor receptacle ft side of house
 - 4. Door Bell clock/lany 3
 - 5. Intercom N/A
 - F. Mats 2
 - G. Porch
 - 1. Stone _____
 - 2. Brick/Concrete 4/5
 - 3. Wood _____
 - 4. Railing
 - a. Iron _____
 - b. Wood _____
 - 5. Steps
 - a. Stone concrete 4
 - b. Wood 1 crack across
 - c. Brick Antennas - a few loose on front right
- ## ROOF
- A. Asphalt Shingles
 - 1. Color green
 - 2. 3 Tab _____
 - 3. Teardrop X I think so
 - B. Tile _____
 - C. Tar and Gravel _____
 - D. Cedar Shakes _____
 - E. Accessories
 - 1. Vents # 2 / Ridge vent both sides of house
 - 2. Flashing _____
 - 3. Skylights # 0
 - 4. Turbine vent # ??
 - 5. Chimney N/A
 - a. Point _____
 - b. Brick _____
 - c. Cover/screen _____
 - d. Clean-out _____
 - F. Gutters
 - 1. Wood N/A
 - 2. Aluminum _____
 - Repairs
 - a. Clean _____
 - b. Re-nail _____
 - c. Down spouts _____
 - d. Caulk seams _____
 - e. Pinholes _____
 - f. Splash block _____

TRIM

- A. Fascia
 - 1. Wood 5
 - 2. Vinyl _____
- B. Soffit
 - 1. Wood 5
 - 2. Vinyl _____
- C. Vents
 - Repairs
 - 1. Nail _____
 - 2. Replace _____
 - 3. Paint _____

LANDSCAPE

- A. Trees 1 front 2 back
- B. Flowers rose bushes, few other plants
- C. Shrubs _____
- D. Grass
 - 1. Zoysia some weeds front
 - 2. Bermuda at back
 - 3. Fescue WOT
- E. Pine Straw/Mulch _____
- F. Bird Bath _____
- G. Pine Islands
 - 1. Borders _____
 - a. Brick 4
 - b. Stone _____

DRIVEWAY / WALKS

- A. Asphalt _____
- B. Stone _____
- C. Brick has brick pattern in several places
- D. Concrete
 - Repairs
 - 1. Patch _____
 - 2. Replace _____
 - 3. Remove _____

MAIL BOX

- A. Post _____
- B. Numbers on post - gold
- C. Box
 - 1. Street _____
 - 2. House _____
 - a. Thru door X 3
 - b. Wall mount _____

WINDOWS

- A. Storm _____
- B. Double/single hung
 - 1. Wood _____
 - 2. Alum _____
 - 3. Vinyl _____
- C. Screens 4 - living, sent
- D. Blinds Type: _____
- E. Shades _____
- F. Bay-window _____
- G. Sliding glass door
 - Repairs
 - 1. Replace _____
 - a. Glass _____
 - b. Trim _____

AIR CONDITIONING

- A. Compressor _____
- B. Pad _____
- C. Clean / Paint back room one could use outdoor paint

DECK/PATIO

- A. Masonry
 - 1. Stone _____
 - 2. Concrete 4
 - 3. Wood _____
 - 4. Brick _____
- B. Glass _____
- C. Screens _____
- D. Lights 5
- E. Fans _____
- F. Steps _____
- G. Rugs _____
- H. Railings 3
- I. Siding _____
- Repairs
 - 1. Replace _____
 - a. Steps _____
 - b. Railing _____
 - c. Deck _____

PLUMBING

- A. Faucets 4
- B. Water meter 4
- C. Main water line _____
- D. Sprinkler system _____

GARAGE/SHED

- A. Siding stucco / 4
- B. Windows vent / 1
- C. Steps N/A
- D. Lights 2 / not plugged in
- E. Flooring 5 / works fine
- F. Shelves 3 / works fine

POOL/SPA

- A. In ground _____
- B. Above ground _____
- C. Deck _____
- 1. Wood _____
- 2. Brick _____
- 3. Concrete _____
- D. Ladder _____
- E. Cover _____
- F. Pump _____
- G. Filter _____
- H. Diving board _____
- I. Slide _____

FENCE

- A. Post wood 5
- B. Rail block 3
- C. Chain link 5
- D. Gate found wood - 3 back metal - 2
- E. Stockade _____
- F. Picket _____

SHUTTERS

- A. Wood _____
- B. Vinyl _____
- Repair
 - 1. Nail _____
 - 2. Clean _____
 - 3. Paint _____

OTHER:

- patio in good shape needs paint

in wall - mesh living fine
all work - I would not be tested in lavender room

All windows are newer & dual paneled paint

PROPERTY INSPECTION CHECKLIST - INTERIOR

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Address: 1466 North Clybourn Ave Burbank Checked By: JMMY Date: 9-14

ENTRY

- A. Front Door
 - 1. Weatherstrip u/g
 - 2. Locks 3
- B. Walls 4
- C. Ceiling 4
- D. Floor Cover 4 hardwood
- E. Electrical
 - 1. Switches 1 - w/a
- F. Trim 3
- G. Closet
 - 1. Shelves/Rods 4
 - 2. ~~Door~~

LIVING ROOM/DEN

- | | L/R | DEN |
|-----------------|-----------------------------------|----------------------|
| A. Walls | <u>4/5</u> | |
| B. Ceiling | <u>3/4</u> | |
| C. Floor Cover | <u>2 - refresh</u> | |
| D. Windows | | |
| 1. Operates | <u>left door sticks</u> | <u>yes - w/a</u> |
| 2. Glass | <u>5</u> | |
| 3. Screens | <u>5</u> | <u>1 slight hard</u> |
| 4. Clean | <u>could use</u> | |
| 5. Blinds | <u>5</u> | |
| E. Electrical | | |
| 1. Plugs | <u>4 of them b</u> | |
| 2. Switches | <u>not sure what they operate</u> | |
| F. Trim | <u>4</u> | |
| G. Vent/Grill | <u>4</u> | |
| H. Room Divider | <u>w/a</u> | |
| | <u>a/c</u> | <u>works well</u> |

DINING ROOM

- A. Walls 5
- B. Ceiling 5
- C. Floor Cover 2 - refresh
- D. Patio Door/Windows
 - 1. Operate yes
 - 2. Glass 5
 - 3. Screen 5
 - 4. Clean could use
 - 5. Blinds 5
- E. Electrical
 - 1. Plugs 2 of them / (5) ratings
 - 2. Switches 2 - dinner
 - 3. Ceiling Fixture fan / w lights - 5
- F. Trim 3 - refresh
- G. Vent/Grill w/a
- H. Bookcase w/a
- 1. Shelves
- 2. Doors
- I. Wet Bar w/a

FIREPLACE

- A. Masonry/Factory
- B. Gas Starter
 - 1. Key
- C. Fireplace Screen
- D. Mantle
- E. Hearth

HEATING & COOLING SYSTEMS

- A. Heater floor
 - 1. Filter
 - 2. Thermostat dining room
 - 3. Vent/Grill missing sw. tabs
 - 4. Service Door turn on heat!
- B. Air Conditioner (3 of them) in wall 4
 - 1. Compressor

KITCHEN & DINING AREA

- A. Floor Cover linoleum 1/00
- B. Vent/Grills close microwave
- C. Walls 2/3 some minor cracks
- D. Ceiling 4
- E. Plumbing/Faucet 5 - good H₂O pressure - wall mount
- F. Appliances
 - 1. Refrigerator w/a
 - 2. Range w/a
 - 3. Hood w/a
 - 4. Dishwasher w/a
 - 5. Disposal 4 older - works fine
- G. Electrical
 - 1. Plugs 4 plugs - check for GFCI
 - 2. Switches 3 of them (5 for L main, 3 for R by laundry)
 - 3. Hardware
 - 4. Ceiling Fixture works 0 0
- H. Cabinets
 - 1. Tops 2 BOP
 - 2. Doors 2 BOP
 - 3. Hardware 4
 - 4. Drawers 3 OP
- I. Pantry in laundry
 - 1. Door 0 3
 - 2. Shelves 0 3
- J. Trim 3
- K. Doors w/a
- L. Windows
 - 1. Operate yes
 - 2. Glass dual pane
 - 3. Screen yes
 - 4. Clean needs to be
 - 5. Blinds 5
- M. Kitchen Bar
 - 1. Top w/a
 - 2. Trim
 - 3. Doors
 - 4. Phone Jack

BATHROOM

- | | #1 | #2 | #3 |
|--------------------|------------------------|----------------------------|----------|
| A. Walls | <u>5</u> | <u>4</u> | <u>3</u> |
| B. Ceiling | <u>3 - needs paint</u> | <u>3 - needs</u> | |
| C. Floor Cover | <u>5 tile</u> | <u>5</u> | |
| D. Medicine Cab. | <u>0 3</u> | <u>w/a</u> | |
| E. Mirrors | <u>0 3</u> | <u>4 - w/a w/a (minor)</u> | |
| F. Plumbing | | | |
| 1. Tub | <u>3</u> | <u>no</u> | <u>5</u> |
| 2. Shower Rod | <u>w/a</u> | <u>w/a</u> | |
| 3. Toilet | <u>5</u> | <u>5 - crack in base</u> | <u>5</u> |
| 4. Fixtures | <u>6</u> | <u>5</u> | |
| G. Electrical | | | |
| 1. Plugs | <u>5</u> | <u>yes</u> | |
| 2. Switches | <u>works</u> | <u>yes w/a</u> | |
| 3. Vent Fan | <u>could turn</u> | <u>fan to</u> | |
| 4. Ceiling Fixture | <u>4</u> | <u>wall light - 5</u> | |
| H. Tub Surround | | | |
| 1. Grout/Caulking | <u>3</u> | <u>w/a</u> | |
| 2. Accessories | <u>4</u> | <u>4</u> | |
| I. Vanity | | | |
| 1. Tops | <u>5</u> | <u>5</u> | |
| 2. Door & Drawers | <u>5</u> | <u>5</u> | |
| 3. Sink | <u>5</u> | <u>5</u> | |
| 4. Hardware | <u>6</u> | <u>5</u> | |
| 5. Faucet | <u>6</u> | <u>5</u> | |
| 6. Drains | <u>5</u> | <u>4</u> | |
| J. Door Trim | | | |
| 1. Privacy Lock | <u>5</u> | <u>5</u> | |
| 2. Vent/Grill | <u>5</u> | <u>5</u> | |

BEDROOM

- A. Floor Cover needs refresh
- B. Walls 5
- C. Ceiling 5
- D. Electrical
 - 1. Plugs missing cover
 - 2. Switches 1 w/a
 - 3. Ceiling Fix. fan/light
- E. Vent/Grills w/a
- F. Closet
 - 1. Shelves 3 none
 - 2. Rods 3 small
 - 3. Light Fixture w/a none
 - 4. Door/Lock miss ing
 - 5. Wall 4
 - 6. Floor Covering refresh
 - 7. Shoe Rack w/a
- G. Windows
 - 1. Operate 2 of them
 - 2. Glass 5
 - 3. Screens broken
 - 4. Clean needs
 - 5. Blinds none
- H. Door 2 doors - 1 cracked
- I. Trim some missing
- J. Phone Jack in closet

HALL/STAIR WELLS

- | | Up | Main | Down |
|------------------|-----------------------------|----------|-------------------------------|
| A. Walls | | <u>5</u> | |
| B. Ceiling | | <u>5</u> | |
| C. Floor Cover | <u>hardwood</u> | | <u>needs refresh</u> |
| D. Electrical | | | |
| 1. Plugs | <u>re-locate plug</u> | <u>5</u> | |
| 2. Switches | <u>5</u> | | |
| 3. Light Fixture | <u>recessed (2 of them)</u> | <u>5</u> | |
| E. Linen Closet | | | |
| 1. Shelves | | | |
| 2. Doors | | | |
| 3. Hardware | | | |
| F. Chimes | | | <u>P-chime tag - outdated</u> |

BASEMENT

- A. Walls
- B. Ceiling
- C. Floor Covering
- D. Electrical
 - 1. Plugs
 - 2. Switches
 - 3. Light Fixture
- E. Door Locks

WATER HEATER

- A. Gas or Electric
- B. Vent
- C. Condition 4
- D. Mfg. Date wink

GARAGE

- A. Doors
- B. Openers # 0
- C. Walls unfinished 4
- D. Ceiling 4
- E. Electrical
 - 1. Plugs yes
 - 2. Switches yes not tested
 - 3. Light Fixture yes not tested

BACK/SIDE ENTRY

- See outside

1 in number

both that I could test worked fine