

Annual Residential Property Condition Report.

All inspected items will be identified by their current condition. The following categories are used:

CONDITION DEFINITIONS:

G: GOOD

Average to above-average condition for the building system evaluated, taking into consideration factors of age and design. Generally, other than normal maintenance, no repair is recommended or required.

F: FAIR

Average condition for the building system evaluated, taking into consideration factors of age and design. Some short term or immediate maintenance or repairs are recommended to return the system to a good condition.

P: POOR

Below-average condition for the building system evaluated, taking into consideration factors of age and design. Immediate repair, significant work or replacement is anticipated to return the building system to a good or fair condition.

NI: NOT INSPECTED

The item/system was not inspected due to safety concerns, inaccessibility and/or concealment or seasonal conditions. No representations of whether or not it was functioning as intended will be made.

NA: NOT APPLICABLE

This item is not applicable or not present

Condition assessments will be made visually. If possible, a brief tenant interview will be conducted. Items or appliances reported as defective by the tenant will be tested, verified and reported.

EXTERIOR:

A visual assessment of the exterior features and components will be performed. Only those items that present a health or safety hazard (Trip hazards etc...) or that affect the operation and/or life expectancy of the component or feature will be noted. Drainage conditions that may affect the house and pet damage will be noted

Siding Trim. Overall condition, paint condition, as well as pet damage and vegetation damage will be noted if present

Windows and Doors: Visual condition

Porches and Patios: Visual Condition, Trip Hazards

Decks If Present. Condition and safety concerns (No structural, installation, or design conditions will be noted unless the current condition is a result of faulty structure, design or installation)

Garage Visual condition. Check safety devices on all doors.

Roof, Gutters, Chimney (Visible from ground)

INTERIOR:

Basement and or crawl space visual assessment for water or moisture, Foundation walls if visible. The crawl space won't be entered unless there is reason to believe a problem (foundation, Structure, plumbing drain leak etc..) exists within it. Additionally, if the crawl space access is blocked, entry will not be made.

Smoke and CO Detectors Present or absent. Device test functions will be tested if present and accessible and

allowed by the tenant.

Plumbing and drains: All sinks will be run for a period while drains beneath each sink are checked for leaks and condition.

Furnace: The filter will be viewed if accessible. The furnace will not be operated unless the tenant reports a problem.

Furnace and Water heater drafting: Visual Check.

Gas Leak check: Accessible appliance connections will be tested for leaks.

Electrical: Panel covers will not be removed except for further investigation if a problem is suspected. Apparent DIY changes or modifications will be noted.

Kitchen: A visual check of the overall condition of the cabinets, countertops, fixtures, floors and walls. Appliances will be only be tested to verify tenant reports of problems.

Bathrooms: A visual check of the overall condition of the cabinets, countertops, fixtures, floors and walls.

Rooms: A visual check of the overall condition of walls and flooring. Trip hazards as well as significant damage to surfaces (holes in walls or doors, broken windows etc. . .) A random sampling of doors, windows, outlets will be checked for operation.

Fireplace: Visual check of the fireplace if present.

Any additional comments or observations will be included as needed.

A series of photos will be provided showing all elevations where possible.

If there are items that need attention, photos of each item will be included within the report.