

EXTERNAL INSPECTION		
Area	Condition	Comment
Roof	G	Very good clean condition. Some fading but to be expected for age.
Sewers	B	Add leaders at the bottom to promote positive drainage.
Walls	G	All 4 sides in good sound condition. No sign of movement or damage. Articulation joints placed well, in good order and all sills level.
Windows	G	Timber framed to front of house and aluminum to other sides. All well maintained, Lintels over 3 rear (south) windows have minor rust, need repair and repaint. The Bed 3 window facing East has small movement away from Brickwork to South side, minor issue but should watch for future movement.
Ext Doors	G	Front door, rear slider and door into garage all open and close freely, no binding. No defect.
Subfloor space	V.G	Hardwood subfloor, dry underfloor space.
Stairs / handrails	Condition	NA
Front Porch	G	Concrete slab front porch , no sign of movement or cracking, no defect.
Garage	G	
Paved areas	G	Concrete pave areas to front. Minor cracking to front driveway, no defect to be expected due to settling over time.
Drainage	G	Strip drain in front of garage in good condition .