

# INTERIOR

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Floor covering damage or stains may be hidden by furniture, and 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. Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of our service, but can become equally contentious or difficult to eradicate. We recommend you carefully determine and schedule whatever remedial services may be deemed advisable or necessary before the close of escrow.

## Laundry

<b>Location</b>	Garage. Utility Room.
<b>Laundry Sink</b>	Laundry sink was functional in satisfactory condition.
<b>Clothes Washer</b>	Laundry washing machine was functional in satisfactory condition at time of inspection. Unit tested on main wash cycle only. Water level adjustments and different wash cycles not tested.
<b>Clothes Dryer</b>	Laundry dryer was functional in satisfactory condition at time of inspection. Unit tested on main heat cycle only.

## Windows

<b>Windows</b>	<b>Downstairs front left bedroom window does not open. This is considered to be a safety hazard. All living area rooms require a secondary means of egress. Suggest evaluation by a qualified tradesperson for appropriate improvements and corrections.</b>
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## Interior Doors

<b>Interior Doors</b>	Generally as a whole, interior doors throughout the structure are functional in satisfactory condition.
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## Interior Ceilings

<b>Interior Ceiling</b>	Generally as a whole, interior ceilings are in satisfactory condition. Maintenance may be needed to correct minor damage or cosmetic concerns.
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## Interior Walls

<b>Interior Walls</b>	Generally as a whole, interior walls are in satisfactory condition. Maintenance may be needed to correct minor damage or cosmetic concerns.
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## Floor Coverings

<b>Flooring Type</b>	Tile. Wood. Carpet.
<b>Flooring Coverings</b>	Generally as a whole, interior floor coverings throughout the structure are in satisfactory condition.

## Closets

<b>Closets</b>	Generally as a whole, closets throughout the structure are functional in satisfactory condition.
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## Stairs & Handrails

<b>Stairs &amp; Handrails</b>	Stairs and handrails were in satisfactory condition at time of inspection. No significant damage or deficiency noted.
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## Defective Drywall

<b>Defective Drywall</b>	Inspector <b>DID NOT</b> observe conditions that lead him to suspect that this structure may contain defective, tainted or toxic drywall manufactured in China.
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