

INSPECTION REPORT FOR UNIT SALE/RENTAL

Address/Unit _____ Date _____

1. Check Front Door for Fire Integrity, Rating, and Delamination. Fully Self Closing with spring closures, Class 2 or B Fire rating (90 min door/20 frame), 6 panel and 3" screw in dead bolt lock.
 - a. Door has decal
 - b. No Brick Molding
 - c. Outside of door has customary and usual wear
 - d. Peephole
2. Fire rated door and jamb that seals air tight with weather strip top, bottom and sides.
3. Water Tank must be no more than 1- 10 years old with Trans Union Fitting if required. Recommend water pan and safety overflow directed to sewer.
4. All utility penetrations through ceiling or walls, such as furnace plenum, flue stack, and plumbing , must be air tight with proper fire blocking material, ie, fire foam, fire caulk or mineral wool (No mineral wool where air pressure can easily push it out)
5. Electrical Panel appears properly set with 15 amp circuit breakers, not 20 amps unless wired with 12 ga. wiring. If electrical panel has any 20 Amp breakers or if there are light fixtures that are not original to the building, a report will be required stating that all 20 Amp circuits and any new fixtures fully meet current code requirements. The electrical report must be provided by a licensed electrician along with a copy of electrician's license.
6. Check for working smoke detectors in bedrooms, hallway (hotwired AC) and CO Detector.
7. Access panel to attic space (scupper) must be permanently sealed.
8. Observe for mildew or water leakage issues around windows, sliders and plumbing. If the plumbing is winterized during this inspection, a re-inspection for plumbing at least 5 days before closing is required.
9. All screens must be intact.
10. Polarity and ground checked in each room. GFCI installed properly to code

Kingsbrooke of Palatine

- 11. Bare floors only in kitchen, bathroom, and briefly in entryway.
- 12. Sliders on first floor must have pin lock.
- 13. Visual inspection that unit doesn't have holes/damage in ceilings, walls, etc.
- 14. Quick check of Fireplace and Deck/Patio for visual damage (not detailed)
- 15. Ensure garage doors open, close, and are locked. Garage Clean with no overhead Storage. Garage door panels not damaged.
- 16. Check for driveway asphalt damage
- 17. Misc. and /or detailed description if necessary

Signed

Date of Inspection

Inspector of Kingsbrooke

Work Order Number _____

Additional Observations/Remarks if necessary:

This report was reviewed by:

President of Board Elliott Davidow

Signature: _____

Date: _____

Vendor: Jerry Brewer (Brewer Services, Inc.) Signature: _____

Date: _____