

ST #223 (WPI)  
321 LOWRKE ST



RECEIVED  
JUN 11 2010  
WPI-223

### Pre-Delivery Inspection Form

Please list below any damaged, incomplete, or missing items and anything that is not in good operating condition. Also note any "substitutions" of items referred to in, or to be selected under, the Agreement of Purchase and Sale (APS). Please initial all changes and deletions. As a minimum check the following:

DAMAGED, INCOMPLETE OR MISSING	OPERATING CONDITION
<ul style="list-style-type: none"> <li>• Windows, side lights and other glazing. Window and door screens</li> <li>• Bathtubs, sinks and toilets</li> <li>• Bathroom accessories, if provided</li> <li>• Mirrors, countertops and cabinetry</li> <li>• Flooring (hardwood, vinyl, ceramic tiles, carpeting)</li> <li>• Interior finishes and trim carpentry</li> <li>• Furnaces</li> <li>• Hot water heater, if provided (not a rental)</li> <li>• Exterior finishes, driveways, walkways, decks and landscaping are complete</li> </ul>	<ul style="list-style-type: none"> <li>• Windows, interior and exterior doors (including garage overhead door). Door locks</li> <li>• Faucets: kitchen, bathroom, laundry room</li> <li>• Exhaust fans (kitchen, bathrooms), if provided</li> <li>• Electrical outlets and fixtures</li> <li>• Gas fireplaces, incl. circulation fans, if provided</li> <li>• Heat Recovery Ventilation system, if provided</li> <li>• Heating system</li> <li>• Hot water heater, if provided (not a rental)</li> <li>• Air conditioning system, if provided and if conditions permit</li> </ul>

Comments: *MICHAEL TANNOR (Davy J.)*

Item #	Room/Location	Description
1	EXTERIOR	GRADING, SOIL, PAVED DRIVeway NOT COMPACTED.
2	SOFFIT & SIDING	DAMAGED @ LEFT PEAK OF GARAGE.
3	BRICKWORK	LEFT SIDE OF GARAGE - CHIPS MISSING, CROOKED BRICKS & FACE MISSING.
4	BRICKWORK	BRICKWORK BETWEEN GARAGE DOORS - MORTAR LINE NOT STRAIGHT.
5	BRICKWORK	CORNERS ON RIGHT SIDE OF GARAGE TILTED INWARDS - NOT LEVEL.
6	RIGHT WINDOW - MAIN FLOOR - EXTERIOR	- TO BE CLEANED
7	BRICKWORK	- CRACK IN MORTAR BY FRONT ENTRANCE.
8	BREAKFAST ROOM - WINDOW	WINDOW BROKEN
9	EXTERIOR	FOOTLIGHT MISSING
10	AIR CONDITIONER	CALVING MISSING
11	EXTERIOR	VENT NOT STRAIGHT - BY AIR CONDITIONER
12	EXTERIOR - KITCHEN WINDOW	CALVING - BARS @ BASE
13	BRICKWORK - MORTAR SPLASHES	
14	BASEMENT WINDOW - HOLE IN FOUNDATION @ WEPPING MEMBRANE	
15	FIXED WINDOW - SCRATCHED BADLY (OFF KITCHEN)	
16	GARAGE DOORS - CROOKED & CHIPPED & PAINT ON HANDLES	
17	ROOF / SHIMMERS	- LIFTING IN A FEW AREAS ON GARAGE PEAK
18	GARAGE	CONCRETE NOT BARRY WITH PATCH WORK ON BLOCKS AND FLOOR
19	DOOR	HOLE IN BRICK BY SIGHT (BY COACH LIGHT)
20	INTERIOR	TOWEL BARS, SOAP DISHES, TOILET PAPER HOLDERS TO BE REMOVED AS PER APS.
21	BATHROOM	WINDOW SQUEAKING & DIFFICULT TO OPERATE
22	MASTER	SEAMS VISIBLE
23	WALK IN CLOSET	PATCHING NEEDED * ON CEILING
24	BATH ROOFING	NOT SIMILAR TO SHINGLES IN STYLES & RATINGS.
25	UPDOL VACUUM	DOES NOT WORK
26	BED ROOM #4	MIGRATION EXTERNAL AREA OF WINDOWS
27	BED ROOM #4	NON SEMI-GLOSS ON THEM
28	SHEETS & REMAINING SPANN INCONSISTENT	
29	LIVING WALL HEAT	REGISTER NOT SCAFFED TO GLOOR
30	PORCH DOOR	CRAKES IN UNDERSIDE OF STAIRS

1702934

Lot 223- (W<sup>2</sup>)  
1321 Low Rite

ST.



Page #2

## **Pre-Delivery Inspection Form**

Please list below any damaged, incomplete, or missing items and anything that is not in good operating condition. Also note any "substitutions" of items referred to in, or to be selected under, the Agreement of Purchase and Sale (APS). Please initial all changes and deletions. As a minimum check the following:

DAMAGED, INCOMPLETE OR MISSING	OPERATING CONDITION
<ul style="list-style-type: none"> <li>▪ Windows, side lights and other glazing. Window and door screens</li> <li>▪ Bathtubs, sinks and toilets</li> <li>▪ Bathroom accessories, if provided</li> <li>▪ Mirrors, countertops and cabinetry</li> <li>▪ Flooring (hardwood, vinyl, ceramic tiles, carpeting)</li> <li>▪ Interior finishes and trim carpentry</li> <li>▪ Furnace</li> <li>▪ Hot water heater, if provided (not a rental)</li> <li>▪ Exterior finishes, driveways, walkways, decks and landscaping are complete</li> </ul>	<ul style="list-style-type: none"> <li>▪ Windows, interior and exterior doors (including garage overhead door). Door locks</li> <li>▪ Faucets: kitchen, bathroom, laundry room</li> <li>▪ Exhaust fans (kitchen, bathrooms), if provided</li> <li>▪ Electrical outlets and fixtures</li> <li>▪ Gas fireplaces, incl. circulation fans, if provided</li> <li>▪ Heat Recovery Ventilation system, if provided</li> <li>▪ Heating system</li> <li>▪ Hot water heater, if provided (not a rental)</li> <li>▪ Air conditioning system, if provided and if conditions permit</li> </ul>

Comments Archers number (1000)

Item #	Room/Location	Description
31	KITCHEN	BALK COVNR OF SINK NOT FLUSH w/ COUNTER
32	KITCHEN - REGATORIE REFRIGERATOR COVER NOT FLUSH TO BALKS AS ST.	REGATORIE COVER NOT FLUSH TO
33	KITCHEN CABINETS CABINET ABOVE HODD CAN RUBS TOGETHER	
34	CABINETS - KITCHEN - SCRATCHED WHERE MARKED	
35	MANTLE FOR DUL - DUL FRAME BOWED INWARDS	PREVIOUSLY CRACKED
36	HARDWOOD, SCRATCHED & CHIPPED AS MARKED	
37	FIREPLACE FAN SIDE ON - TOO CLOSE TO MANTLE	(PLATE CUT TO WIDTH)
38	KITCHEN CABINETS - LEFT SIDE OF FRIDGE UPPER RUBBING	
39	KITCHEN CABINETS - UPPER ON RIGHT SIDE OF SINK RUBBING	
40	KITCHEN CABINETS - UPPER AND ABOVE DISHWASHER SPACE RUBBING	
41	BREAKFAST AREA WINDOW ON DECK SIDE SCRATCHED AS MARKED.	
42	KITCHEN DECK CEMENT SILL NOT FLUSH TO DOOR	
43	FRONT DOOR CEMENT CRACKED & DOOR BENT INWARDS @ BASE.	