

Full Length Live Stream Inspection_2

Inspector: For the first steps of our inspection, why do we not? As we talked about, we will start outside with the side and then the front of the unit. Sound like a plan? Then we will go inside.

Landlord: Sure. Yeah.

Inspector: All right.

Landlord: Here is the side. This is the side where we will be going in. These windows that you are seeing here are the living, dining area, and kitchen.

Inspector: All right. I will make note of that.

Landlord: This is the side of the building. This is up here is like the venting system for the airflow. That is not accessible to any of the tenants.

Inspector: All right.

Landlord: Yeah. We could even do it. Steve, we could even cut that if we needed to.

Inspector: Yeah.

Landlord: I just wanted to show it to you. Some nice growth and trees here. Now we are walking along. This is like the sidewalk, and the unit is to my left.

Inspector: Right.

Landlord: Here is the foundation. These windows would be from the living/dining area.

Inspector: All right.

Landlord: Here, as you can see too, there is no peeling, chipping, or cracking paint because it is all vinyl.

Inspector: Excellent.

Landlord: I am going to back up to see if you could get a view. Yeah, you could see the roof part of the living and kitchen area right here.

Inspector: Great. It looks pretty solid. I do not see anything missing.

Landlord: Yeah. This is the entranceway. Again, the roof.

Inspector: Great.

Landlord: These windows are someone else's unit, so I am not going to focus on those.

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Inspector: Sure, no problem. Before we go in the unit, if you could just take a quick pan of the neighborhood around you. I just want to make sure there are no other issues outside we need to worry about before we go.

Landlord: Sure. This is the sidewalk that goes to several local amenities down the street here.

Inspector: Great.

Landlord: It is also close to a bus line. If you go the other way, there are other amenities down this way too.

Inspector: It looks like from the video this is a residential area. Correct?

Landlord: It is residential, yeah. It is. The street is busier than some streets, but it is a residential area. Right. Yes.

Inspector: There is nothing industrial that we need to worry about.

Landlord: No. There is no buildup of trash. As you can see, the city supplies recycling bins. The unit comes with their own bin. They are told the day to put it out. As well as, I know we talked about utilities. All utilities are included except for electricity and trash. The client will have to. Your client or tenant will have to buy trash bags.

Inspector: All right. Why do we not go ahead and start, and go inside the unit?

Landlord: Okay great.

Inspector: It looks like from those stairs that things are fairly solid.

Landlord: Yeah definitely.

Inspector: Can you show me in between the rails really quick?

Landlord: Yeah.

Inspector: Thank you. That looks good. How about the other side?

Landlord: Sure.

Inspector: Excellent. Thank you.

Landlord: As you can see too, there is like a metal railing that we had installed in addition to the wood. The porch itself is fairly new.

Inspector: All right. Why do we not go in?

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Landlord: This is the entry. It is a small entryway. This is the unit right here.

Inspector: Number one.

Landlord: Entry door.

Inspector: All right.

Landlord: I am entering into what would be the living room.

Inspector: All right. While we are at the front door, can you show me the lock and make sure that it locks and stays locked?

Landlord: Uh-oh. There it is.

Inspector: Great. Thank you so much. For my documentation purposes, if we could just go one way and we will stick to that way. It is up to you if you either want to just keep going to your right or keep going to your left. We will eventually make our way through the unit.

Landlord: Okay. Why do I not kind of go straight? Then I can go straight and then right. The first bedroom is here on the right.

Inspector: All right, so please.

Landlord: I brought this so that we can test smokes because I cannot reach them. They are way up here.

Inspector: All right.

Landlord: Okay. Here we have the first bedroom. The light switch. There is one permanently installed light fixture.

Inspector: All right.

Landlord: Here is the closet. Here are, I mean, the walls. You are going to see just your typical white normal wall. There is some just like normal wear and tear, you know, places where furniture has been.

Inspector: That is no problem.

Landlord: Here is the first outlet in the bedroom.

Inspector: Do you have anything on you that can help you test that outlet?

Landlord: Yes, I do right here. I have a nightlight.

Inspector: Excellent. That one works.

Landlord: Off. On. I am assuming both plugs will work, yeah. Why do we not move them over to the next outlet since we are doing that?

Inspector: Great.

Landlord: Okay.

Inspector: If we can check that window?

Landlord: Sure. This kind of window is going to open this way. This unlocks it. This locks it.

Inspector: Excellent. It looks –

Landlord: It is accessible.

Inspector: It is all still on the first floor even on the back.

Landlord: Yeah.

Inspector: It looks like the window stays open on its own.

Landlord: Yes. Yeah.

Inspector: Great. Excellent. If you could lock the window again and just give it a quick tug for my documentation, that would be much appreciated.

Landlord: Sure.

Inspector: Great.

Landlord: Locked.

Inspector: Is there a smoke detector?

Landlord: Yes, there is right here.

Inspector: Excellent. If you could test that really quick?

Landlord: Sure. Let me get. I have to get the shovel so I can reach it. Uh-oh.

Inspector: They are all connected.

Landlord: Oh phew. Those are good smoke alarms.

Inspector: It sounds like it. It sounds like they are all connected to one another, which is great. That is a requirement for our city that they all be hardwired at least to each other, if not the entire system.

Landlord: Okay. That means they all work now.

Inspector: Yeah, it sounds like they do.

Landlord: Great.

Inspector: Before we leave that bedroom if you could just do one more slow pan across the room.

Landlord: Sure.

Inspector: I just want to make sure there is nothing else.

Landlord: I noticed there is another outlet.

Inspector: All right, a third outlet.

Landlord: Okay. There is going to be a child living here too. Correct?

Inspector: Correct.

Landlord: Okay. I am not seeing any peeling, chipping, or cracking paint. There does not appear to be any dust. Just like I said, it is just your normal furniture wear and tear.

Inspector: Scratches yeah.

Landlord: Yeah. Windowsills are clear. Nothing is loose. There is not any paint coming off from the wall. Take a look at the ceiling.

Inspector: Yes.

Landlord: No evidence of like leaking.

Inspector: Right. I do not see any stains.

Landlord: No.

Inspector: It does not look like anything is sagging.

Landlord: No.

Inspector: Then if you can do a quick pan of the floor?

Landlord: Sure. The floors are fairly new. Smooth. There is not any buckling. There are not any pieces to trip over.

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Inspector: I notice a heating system.

Landlord: Yeah.

Inspector: I bet the heating system cannot be tested in the middle of the summer. What I am going to do is start a checklist. When you get back to your office, could you send me verification that the heating system has been worked on recently?

Landlord: Absolutely.

Inspector: Excellent. I will remind you of that at the end.

Landlord: Yeah. It will either be me or our maintenance director.

Inspector: Excellent, all right. Bedroom number one complete. Everything looks great. All right if you could move onto the next room to your right.

Landlord: Okay. That would take us directly to the bathroom.

Inspector: The bathroom. If you could give us—

Landlord: Here is the door. Here is the door for the bathroom.

Inspector: If you could do a quick slow pan through the room for me.

Landlord: Sure. There does need to be just a little kind of touch up fresh cleaning. We will make sure that that. I will make sure that that is coordinated before the new tenant moves in.

Inspector: Great.

Landlord: It should not take too much. It is just a nice touch-up. There is a wall underneath the sink. Everything is solid and connected.

Inspector: Great.

Landlord: Nothing is wet. There does not appear to be any leaking.

Inspector: Yeah, I do not see any stains or signs of previous. While you are there, great. Thank you. You beat me to the punch. Everything looks clean.

Landlord: Yeah.

Inspector: No signs of rusting or water damage.

Landlord: No. No.

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Inspector: Your lights both seem to be working. While you are at the sink, can you turn the sink on for me?

Landlord: Yeah. I know normally you might want to check like the water temperature. That is something we can follow up with the tenant. I can tell you touching it, it is warm.

Inspector: Yeah. I will make sure to note that it is warm.

Landlord: Okay.

Inspector: Then what I will do is once the tenant moves in, I will just confirm with them also for the files.

Landlord: Okay yeah. Okay.

Inspector: I do.

Landlord: I will leave it running for a minute. You can see that everything is secure. There is no leaking. There has not been evidence of leaking. You can see that the wall is solid. There are no stains.

Inspector: Right.

Landlord: I can even feel in the piping here that the water is warm or cool on the side here.

Inspector: Thank you for leaving the water running because it also shows that it does not seem like your pipes are backed up or clogged at all.

Landlord: Yeah right.

Inspector: It is a clean drain, excellent.

Landlord: There is a trap too that is in the sink that is working well up and down.

Inspector: Great. All right if we can move onto the—

Landlord: I do not know if you can hear it. Okay. I do not know if you can hear it, but the vent is up here. It is on.

Inspector: Oh.

Landlord: It is one of those more kind of silent noise vents.

Inspector: Great.

Landlord: You probably will not be able to hear it. But regardless, there is a window.

Inspector: Yeah.

Landlord: _____ [00:13:24]. Okay, here it is locked. I cannot open it. It is accessible to the back, but I cannot open it. It stays open.

Inspector: Excellent.

Landlord: There is no evidence of seals broken or leaking. The sill is solid. It is not spongy. There is no peeling, chipping, or cracking paint.

Inspector: No, it looks great.

Landlord: Okay, you said you wanted to look at the toilet.

Inspector: Yes. If you could start by flushing the toilet, I just want to make sure that it is flushing correctly.

Landlord: Okay. We will open it up.

Inspector: You can open the lid, yes.

Landlord: Yeah.

Inspector: Great. Can you show me around the base of the toilet? I just want to see if there are any signs of water leaking or make sure the seal is great.

Landlord: Yeah. Yeah, it looks great. There should not be any sponginess. I am not feeling any of that. As you can see too, I flushed it and the toilet does not stay running. That is good. It is securely fastened. Anything else?

Inspector: Let us check out the shower.

Landlord: Yeah. It is a shower. It is not a tub, but it is like a walk-in shower.

Inspector: All right.

Landlord: Honestly, there is the water pressure. Water is also warm.

Inspector: Great.

Landlord: Yeah.

Inspector: That will be another thing that I am going to note on the inspection form. It sounds as though the water temperature is fine. I will just confirm with the tenant once they move in also.

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Landlord: Okay. Also, at the edge of it there is no water damage. The seals look intact. Here is the ceiling above the shower. Sometimes, you know, if you have done a lot of inspections you can see some kind of bubbling paint. Right? It is from the bathroom if it does not ventilate well. There is not any evidence of that. Here is the doorway.

Inspector: Great.

Landlord: I took my mask off because I was feeling like I was muffled.

Inspector: No problem.

Landlord: Okay. There is not anybody in the vicinity. Okay, anything else you would like to see.

Inspector: No. If you could just do one more slow pan for me, everything looks fine. I just want to get a second set of eyes to make sure there is nothing elsewhere we have to worry about chipping or peeling paint. It looked like from our initial that everything was fine.

Landlord: No nothing. It is just like normal markings from everything else.

Inspector: Yeah, normal scratches. Right.

Landlord: Yeah, normal from hanging things up. Yeah.

Inspector: I just wanted to make sure we did not miss anything. The bathroom looks great. Thank you.

Landlord: All right, great.

Inspector: All right. Let us move onto our right again.

Landlord: Okay, this is the second bedroom.

Inspector: All right. Bedroom number two. All right. If you could enter and once again do a slow pan through the room.

Landlord: Okay. First I will show you the closet for this bedroom.

Inspector: Oh great.

Landlord: There are a few items that look like was left by the previous tenant. We can make sure that those are gone.

Inspector: Great. I do not see any chipping or peeling paint. I do not see any sagging ceiling in the closet. Everything looks solid there.

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Landlord: No. Okay. Now, this is the door. I am going to close the door behind me. Here is the light switch. There are permanently installed light fixtures.

Inspector: Great.

Landlord: There are one, two, three outlets in here as well.

Inspector: Three outlets. All right. Why do we not go ahead and test those really quick while we are on that topic?

Landlord: Okay. Okay.

Inspector: Great. Outlet number one. Great.

Landlord: I do think I noticed that we do need to address this. It is a little spongy. I will make sure our maintenance guy comes over here. Then we will take a picture and call to confirm that this was adjusted.

Inspector: Yeah. What I will do is add it to the checklist. Actually, could you or your maintenance man just send us a quick video?

Landlord: Oh yeah, absolutely. Perfect. Yeah, of course.

Inspector: It is particularly of whomever is going to do it. It is you entering that room and walking up to that outlet. That way I can confirm that it is that same third outlet.

Landlord: Okay.

Inspector: That would be great.

Landlord: You will be able to confirm that too from this pipe right here. It is from the radiator system. You will be able to confirm. We will make sure we get that in the video.

Inspector: Great. That would be perfect. That way we can confirm that it is fixed.

Landlord: Okay. Let us take a look at the window. It is the same setup as the other room. Right?

Inspector: Okay.

Landlord: In case you can see this kind of dripping here, I think this is all on the inside. This is another thing that we need to clean up. It is not because of the seal. Here it is locked.

Inspector: Great.

Landlord: All the way open and stays open.

Inspector: Excellent.

Landlord: That is great.

Inspector: Excellent.

Landlord: Access from the porch. Access to the porch. It does stay locked.

Inspector: Lots of second egress in this unit, so that is great.

Landlord: Yes.

Inspector: It is particularly with a family.

Landlord: I can. These are just the walls. Again, they are your normal white. Everything is solid. There is no peeling or chipping. No dust. It is the same radiator system. Windowsills are solid. There is no evidence of leaking or being soft. There is no peeling, chipping, or cracking paint. Nothing is separating.

Inspector: Great.

Landlord: Again, more walls. More walls. This room appears to have less just kind of normal wear and tear from picture hanging than the other room.

Inspector: What I will have to kind of do before they move in is just take a few quick pictures of any. It is clearly normal wear and tear, just so we have documentation in case they ever do move out in the future so you and I and they are aware of what was there before.

Landlord: Yeah, it is just the little things that were already here. Sure.

Inspector: Right.

Landlord: Here is the floor. I remember that you wanted to see that in the other room.

Inspector: Yeah.

Landlord: It is the same type of flooring. It is fairly new. It is very solid. There are no tripping issues. It is very shiny.

Inspector: Right. It makes it easy to see that there are no tripping hazards or anything.

Landlord: Yeah, it is very. It is very shiny. You can tell that it is even. I am walking across it, and there is no buckling.

Inspector: Great.

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Landlord: That is the door.

Inspector: If you could just do one more?

Landlord: I am going to grab the nightlight in case we need it again.

Inspector: Sure.

Landlord: Okay.

Inspector: If you could just do one more slow pan through it again.

Landlord: Okay. Okay.

Inspector: It is the same as always. I just want to look at everything one more quick time just to make sure. This is particularly with a child moving in.

Landlord: Right exactly.

Inspector: I would rather be safe than sorry.

Landlord: Yeah, there is no chipping. We will make sure that we go over and get, you know, the lead-safe package. We will sign that disclosure with the family. There is no peeling, chipping, or cracking paint anywhere.

Inspector: Great. All right, I am comfortable with this bedroom if you are.

Landlord: Okay. I am just going to turn off the light. There. Okay.

Inspector: All right. Let us keep moving to our right.

Landlord: Do I need to test this one? Or were you able to tell from the other testing that they were all connected?

Inspector: If you wanted to test it while you are standing there, please feel free. Particularly then we can hear all of them from that center area.

Landlord: Okay. My maintenance person usually does this. He was busy today, so I am doing this.

Inspector: That is why I appreciate the time.

Landlord: Yeah. Testing the smoke alarm makes me a little like, oh what is going to happen? How is that?

Inspector: That is great. There we go. That works great.

Landlord: There. Thank you.

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Inspector: Hearing it from out there, it is also nice and loud.

Landlord: Oh.

Inspector: It is done.

Landlord: See? My maintenance guy usually takes. Our maintenance director usually takes care of all of this. He is going to get a kick out of this when I tell him about testing the smoke detectors.

Inspector: Do you want to focus on the living room while we are standing here? Or do you want to keep following?

Landlord: Yeah.

Inspector: All right. If you could kind of take a quick slow pan of the living room so I can check the walls again?

Landlord: All right, so here is the entry.

Inspector: Thank you. I was going to ask for a point of entrance.

Landlord: We go back from the entry. Okay.

Inspector: All right.

Landlord: Let us first of all. Here is a permanently installed light fixture – one of them.

Inspector: Great.

Landlord: Let us go ahead and do the outlets while we are here.

Inspector: Sure.

Landlord: One. Two. Three. Four. Five.

Inspector: Five outlets, nice.

Landlord: Yes. Here is one. And here we go. Remember straight ahead is the bedroom to the right, left, and the bathroom straight ahead.

Inspector: Yeah.

Landlord: Here is the heating control system.

Inspector: Excellent.

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Landlord: Okay, here is another outlet. Here is the fuse box. Is there anything we need to look at for that?

Inspector: If you could just open it really quick?

Landlord: Here is the bathroom, kitchen, kitchen, stove, stove, living room lights, and kitchen lights.

Inspector: Great. It looks like their electrical system is just for their unit.

Landlord: Yes. It is out of reach for small children.

Inspector: Yeah. Could you? Could you do a quick? Oh good. I just needed a reference point. That outlet plate is excellent just so I could confirm that it was out of the reach of small children.

Landlord: Okay yeah. Here is the outlet. And then over here on this big wall is the panel. Okay, here is the other one. Whoops. Okay. Now we are at the front. We are looking out toward the road.

Inspector: All right.

Landlord: This should be number five.

Inspector: Great. All of them are working. Starting with that window that faces the road, can we check the windows to make sure they work, that they are open, and while you are there about any peeling paint, any dust, or anything like that?

Landlord: Okay. Here is the first window. It is like a big sort of picture window setup. It is currently locked. What I am going to do is go through and unlock all of them and leave them up. So they all stay up.

Inspector: Great.

Landlord: Also, this is to the ground right here that you are seeing in the front.

Inspector: Also, still it is first-floor level.

Landlord: Now I am going to shut them. You can see that they are all locked. There. This is the windowsill itself.

Inspector: It looks solid. I do not see any peeling paint.

Landlord: This is more. This is a little bit of like scratching from maybe some having plants on here. It is not peeling or chipping. It is certainly a very tiny area.

Inspector: Right. As we had talked about before you went in the unit, we are looking for a certain amount of wear that might be there.

Landlord: Right.

Inspector: That is clearly below any concerning level.

Landlord: Yeah.

Inspector: I did make a note so that you, your maintenance guy, and particularly the tenant will all keep an eye on to make sure that it does not get worse.

Landlord: Yeah. Here is more of it. You can see too that there is no seal breakage. There is no leaking. There are no stains on the windows.

Inspector: Great.

Landlord: Okay. Do you want to take a look? Go back and take a look at? Here is the closet. We did not address this – like a coat hanging.

Inspector: Yeah.

Landlord: There is not. There is not a light here, but there never was.

Inspector: That is all right. Yeah, that is all right. There does not need to be.

Landlord: Okay. Okay. Yeah, there is nothing peeling or chipping. The ceiling is also not sagging.

Inspector: Yeah.

Landlord: Speaking of ceiling, while we are at it, again given that the roof is above us this is one level. There are no stains on the ceiling itself. There is also no staining coming down from the walls.

Inspector: Right. What is great is your unit has so much light. It is fairly easy to see that there is no sagging either.

Landlord: Yeah, there is no color. Yeah, there were color discoloration. Everything is just your standard. You know?

Inspector: Yeah. If you could just take a quick pan of the floor like we have been doing for the other rooms just so we can make sure?

Landlord: Okay. Again, the same flooring runs through the living room as does in the bedrooms. It is fairly new. I will just kind of walk along it so you can see that there is no.

Inspector: That would be great.

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Landlord: Yeah, there is no buckling. Then if I turn and face toward the window, you can also see too that there is no like rippling or waving that would be a trip hazard. It is actually a really nice floor. We put some of the same flooring in our house. We love it.

Inspector: Oh nice.

Landlord: It is very durable. Yeah.

Inspector: That is perfect if you have children.

Landlord: Yes absolutely, and pets. Here is the same heating system. There is a little like just some little staining here.

Inspector: It just looks like a little bit of rust.

Landlord: Yeah. It is nothing.

Inspector: Yeah, can you just zoom? Can you just get a little closer? I just want to take a quick note of that. Great. It definitely looks like just a little bit of rust.

Landlord: Yeah, it is nothing.

Inspector: I just wanted to take a note so we could all keep an eye on it.

Landlord: Yeah. Yeah.

Inspector: No concern.

Landlord: That is the only spot. Like I said, some of this too might be hard to see. But once we do another kind of, you know, clean some of this stuff might change. It might be a little.

Inspector: If there are, right. If there are any changes—

Landlord: It might be a little bit of dirt. Right. It might be a little bit of dirt and a little bit of rust.

Inspector: Right. And if after that clean any of this changes, have your repair guy do the same thing he is going to for that outlet. Just take a quick video. Make sure there is something as a sort of reference point so we can document it so I can update this inspection form.

Landlord: Okay. There is another window here. This is your typical crank out.

Inspector: All right.

Landlord: These are the locks. It goes like this. It just cranks out, and with a screen.

Inspector: Great. Great.

Landlord: It stays open because it is a crank. Then you just go down here, push it to lock.

Inspector: Excellent. Excellent.

Landlord: Notice here this little spot where it looks like something nicked it maybe moving furniture. Again, this is a tiny area. Nothing is coming. Nothing is hanging or coming off from the windowsill.

Inspector: Great.

Landlord: There is no chipping, peeling, or cracking. There is nothing coming off from the surface.

Inspector: Excellent. Yeah.

Landlord: It is just that little. It definitely looks like moving furniture.

Inspector: Yeah.

Landlord: Okay. Would you like to? Oh, there is another light fixture right here.

Inspector: Great.

Landlord: There is plenty of natural lighting and also artificial lighting. Areas to put lamps as well as permanently installed light fixtures.

Inspector: Excellent. There are two overhead lights in the living room. I am just making a note of that.

Landlord: Correct. Kitchen?

Inspector: Yes.

Landlord: Okay, here is the kitchen. It is sort of your standard kind of galley type kitchen. This would be like the living/dining area.

Inspector: All right.

Landlord: Here is your kind of dining area and then your living area, or however they want to set it up.

Inspector: All right.

Landlord: So since we are at the floor, we will just take a look at the floor. It is just, you know, linoleum. There is no buckling. Nothing is peeling. No squishiness.

Inspector: It looks like it is also pretty smooth from the kitchen to the back door there.

Landlord: Yeah.

Inspector: That is good. No tripping hazards.

Landlord: This back door automatically locks.

Inspector: Oh great.

Landlord: I am not going to. I am not going to go out it because I will have to go all the way around to the front again.

Inspector: Yeah. We will do that once we are done with the interior.

Landlord: Yeah, this is the back porch. Yeah, in the back porch. When we are done, I will go up the back porch and show you. It is automatically locked. In addition, it has a deadbolt lock.

Inspector: Great. All right, while you are standing there why do we not go ahead and do the fridge?

Landlord: Light fixture.

Inspector: All right. Light fixture working.

Landlord: Okay, here is the fridge.

Inspector: If I could have you open up the freezer door and the fridge door.

Landlord: It is nice and cool. It is clean.

Inspector: Yes.

Landlord: It is. It is very nice and cool in here since the windows have been shut. It is pretty cool in here with the windows shut. You know, it maintains good temperature control. Here is—

Inspector: Also, can you? Sorry. When you have the freezer door open, can you show me the seal? I just want to make sure it does not look like.

Landlord: Oh yeah. Yeah.

Inspector: Great. It does not look like there is a weak seal.

Landlord: No. I will show you from this angle too.

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Inspector: Excellent. Thank you so much.

Landlord: Here we will start that way with the fridge.

Inspector: All right.

Landlord: Clean. The bottom seal looks pretty good too. There is nothing hanging. I think we do need to do. Like we said, do a little. You know?

Inspector: Yeah, that clean.

Landlord: Go through and we will do another cleaning.

Inspector: It looks like it is.

Landlord: It is on right now.

Inspector: Yeah.

Landlord: Yeah, it is on right now. It is nice and cool.

Inspector: Once again just so you are aware for full disclosure, once the tenant moves in I will just call them and have them confirm that that freezer cold. The fridge feels cold. It is doing what it is supposed to.

Landlord: Okay.

Inspector: I am going to mark it as passing.

Landlord: Okay.

Inspector: It looks like it is on.

Landlord: Here is the stove. Here is the top. It is electric.

Inspector: It looks nice and clean.

Landlord: Yeah. I am going to turn it on – the burners – so you can see.

Inspector: The light came on.

Landlord: You are not going to be able to see each burner. But holding my hand over, I can feel heat from the front one.

Inspector: All right.

Landlord: I can from the back one. Now I am turning it off. This is the rear. Yeah. Off. Off. You can tell the indicator light goes off when everything is off.

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Inspector: Great.

Landlord: The oven indicator light is on. I can feel heat, and it is clean.

Inspector: Great.

Landlord: It is off. Indicator light is off. The door is solid. It is not loose. Okay.

Inspector: That will be another thing that I will just have the tenant confirm.

Landlord: Just confirm, yeah.

Inspector: Yeah. It is heating correctly. The light makes it look like it is.

Landlord: Stove vent.

Inspector: I can hear that.

Landlord: Stove light.

Inspector: Great. Everything is working.

Landlord: Everything is covered.

Inspector: Very clean.

Landlord: Okay. Here is a light fixture away from the sink.

Inspector: Great.

Landlord: These light fixtures have like those safety things in it, so you cannot just slide something in.

Inspector: Yes.

Landlord: Yeah. Here is another one.

Inspector: On the other side, all right.

Landlord: Here is a light over the sink.

Inspector: Great. Can you? Yeah, can we test the sink while you are standing there?

Landlord: This is hot.

Inspector: All right.

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Landlord: Yeah, I can feel that it is warm.

Inspector: It is draining, which is great. Can you open up the cabinet underneath the sink while it is running?

Landlord: Sure.

Inspector: Great.

Landlord: Well, that is why the floors are so shiny.

Inspector: It is great.

Landlord: Nothing leaking.

Inspector: Yeah, nothing leaking. No signs of previous leakage.

Landlord: No stains whatsoever. No. None.

Inspector: It looks like you have the proper S-trap, so that is great.

Landlord: Yeah.

Inspector: Great.

Landlord: No leaking up there. There should not be any signs of infestation. The cupboards are solid. There is no paint on them. Things are not painted.

Inspector: Great.

Landlord: It is just your normal cupboards. Nothing is loose. But, we could have some chicken.

Inspector: Perfect.

Landlord: And these nice little mugs. Regular drawers. Everything is working. It is sliding in and out. This is your over the fridge cabinet which you never know what to do with.

Inspector: Right.

Landlord: Okay?

Inspector: All right. We have now stepped out the back door. Correct, out of the kitchen?

Landlord: Yes correct.

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Inspector: All right. For this back deck, I just need to make sure that it looks like all of the rails are fairly close together and evenly spread. The rails do not shake.

Landlord: You know, they shake a little, but they are not.

Inspector: Yeah, they are not unsafe. Yeah.

Landlord: No. They are normal. Yeah.

Inspector: It looks like all your floorboards are evenly spaced.

Landlord: Yeah.

Inspector: That will definitely be something. They look like they are solid. It does not look like there is any warping, but I will have the tenant walk it. Once again, also, it is just to be sure.

Landlord: This is the back door. As I said, it automatically locks.

Inspector: Great.

Landlord: This is all vinyl. There is no paint.

Inspector: Nice.

Landlord: It is all vinyl. All of it.

Inspector: Nice. Good to know.

Landlord: The deck is not painted. It is stained.

Inspector: Great.

Landlord: Everything is vinyl. There is nothing peeling, chipping, or cracking because there is no paint.

Inspector: Great. Before you go—

Landlord: This is – yeah.

Inspector: Oh please.

Landlord: Even this is like a vinyl sort of, yeah, railing type.

Inspector: Great. We do not have to worry about paint at all for your exterior.

Landlord: No. No.

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Inspector: I was just going to ask. Before you walk down the stairs, can you just pan to the backyard? I just want to make sure there are no exterior hazards that we need to worry about in the neighborhood.

Landlord: No. Actually, the backyard is quite lovely.

Inspector: It looks like it.

Landlord: You could even eat a meal out there.

Inspector: Wow, a little picnic.

Landlord: Right.

Inspector: All right, if you could walk down those stairs, it is the same idea keeping a phone focus on the railing so I can make sure things look solid and spaced? I just want to make sure no kid could fall through anything. It sounds like a solid floor.

Landlord: This is fun. I might tell our maintenance director I want to do these more often.

Inspector: Perfect.

Landlord: Yeah. That is the neighbor. I am not going to go up there.

Inspector: All right. No problem.

Landlord: This is the bathroom window for the unit.

Inspector: All right.

Landlord: Again, it is all vinyl.

Inspector: Great.

Landlord: This is the stairs down to the yard. These are the stairs.

Inspector: Great. If you could go ahead and kick that?

Landlord: Again, it is standard. Again, it is the same type of flooring and wood stain as the front porch.

Inspector: Excellent.

Landlord: Here we have the stairs. We have a railing here, but we also have an additional kind of grab railing.

Inspector: That is great. With that number of stairs, it is good to have that additional assistance.

Landlord: Yes, it is very solid. I am hanging onto it myself. It is not moving. It is just, you know, normal function. You have to have some movement, but not unsafe movement.

Inspector: Right.

Landlord: Good distance here. There is some little, you know, cracking in the sidewalk. It is not. It is not. It is flat.

Inspector: Yeah, it looks like it is flat.

Landlord: There is no tripping, yeah. It is just your normal Maine what happens during the winter and then the spring.

Inspector: Right.

Landlord: The ground shifts. This is the yard.

Inspector: As we walk around—

Landlord: This is the basement.

Inspector: Oh great.

Landlord: I did not. My maintenance director was not able to meet me over here, but I know that we talked earlier about reconnecting to make sure that you can check what you need to for the heating system and the hot water tank.

Inspector: Right.

Landlord: Yeah. We will make sure we move that long quickly for you so it will not hold up getting the tenant housed.

Inspector: Yeah right.

Landlord: Great backyard.

Inspector: As we walk around the unit, could you help show the foundation as well as the roof? I just want to make sure it does not look like there are any noticeable issues.

Landlord: Sure. Yeah, here is some foundation here. It is just normal kind of. You can tell some things have been fixed in the past, but it is solid. Also, it has been inspected by our state agency.

Inspector: Yeah.

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Landlord: You are familiar with who that is.

Inspector: It does not look like there are any chunks of the foundation falling out. It does not look like anything is loose.

Landlord: No, no chunks. No. Right. The windows – the basement windows have been boarded. That is more of just a security issue feature. It is not as a result of deterioration or anything like that.

Inspector: As we had talked about earlier, the tenants do not have access to the basement at all. Correct?

Landlord: No. No, they do not.

Inspector: We do not have to worry. Great.

Landlord: Right. That is the other unit. More foundation. The roof is more or less kind of – well, here you go. It is observable if I step back. If you were to zoom in, the roof is fairly new. There is no peeling of shingles. There is nothing missing. You know, the gutter system – there is not. There is no gutter system. That right here is just I wanted to double-check. That is just a stick that is stuck up there. It is not like foundation. It is not like a shingle issue, yeah. Yeah. The chimney and everything look good. It looks good to me.

Inspector: Great. I think that is it for the unit inspection. Why do we not reconnect when you get back to your office?

Landlord: Okay.

Inspector: Then we can go over next steps.

Landlord: Okay great.

Inspector: All right. I will talk to you in just a little bit.

Landlord: Okay thanks. Bye.