

PROPERTY INSPECTION CHECKLIST

PROPERTY LOCATION DATA			
Street Address			
City, State, Zip			
SQUARE FT		HOUSE WINTERIZED?	YES/NO
FRONT FT		SIDE FT	
SELLER	REO HOMEPATH/HUD PRIVATE ESTATE		

PROPERTY INFORMATION			
ANNUAL		MONTHLY	
Property Tax		Water/Sewer	
Insurance		Electric/Gas	
1 STORY	2 STORY	Maint/HOA	
VACANT?	YES/NO	MKT DAYS	

LIVING ROOM			
ROOM SIZE (X by X)			
CONTINGENCY		STANDARD	\$
WINDOWS	SIZE	#	
PICTURE WINDOW?		YES	NO
HANG/ FINISH DRYWALL		YES	NO
REMOVE WALLPAPER		YES	NO
PRIME	YES/NO	PAINT	YES/NO
FLOORS	NO/ REFINISH/ CARPET/ HARDWOOD		
REPLACE BASEBOARDS	YES	NO	
REPLACE ROTTED FLOOR (SQ FT)			
FIREPLACE CLEANING		YES	NO
FIREPLACE	GAS INSERT / SCREEN / MANTEL		
BLINDS	SIZE	#	
PIC WINDOW BLINDS		YES	NO
FRONT DR	SIZE	LOCKSET?	
STORM DR	SIZE		
CLOSET	SINGLE DR	DOUBLE DR	PAINT
WINDOW/DOOR MOULD	YES	NO	
ADD CIRCUIT	YES/NO	CEILING FAN	YES/NO
LIGHT	YES/NO	CABLE OUT	YES/NO
OUTLETS	#	SWITCHES	#
DEMOLITION HRS THIS ROOM		#	

KITCHEN				
RM SIZE		CONTGNCY	STANDARD	\$
WINDOWS		#	RANGE	YES/NO
PICTURE WINDOW?		YES/NO	WALL OVEN	YES/NO
HANG/FINISH DRYWALL		YES/NO	COOKTOP	YES/NO
REMOVE WALLPAPER		YES/NO	REFRIG	YES/NO
PRIME WALLS		YES/NO	DISHWSHER	YES/NO
PAINT WALLS		YES/NO	WINE COOL	YES/NO
FLOORS	NO	REFINISH	ICE MAKER	YES/NO
TILE	HARDWOOD	VINYL	SINK	YES/NO
REPLACE BASEBOARDS	YES/NO	FAUCET	YES/NO	
ROTTED FLOOR (SQ FT)		DISPOSAL		YES/NO
COUNTERTOPS (SQ FT)		RANGE HD		YES/NO
GRANITE/CORIAN/FORMICA/TILE		ADD CIRCUIT		YES/NO
BACKSPLASH (SQ FT)		CEILING FAN		YES/NO
GRANITE/CORIAN/FORMICA/TILE		LIGHT		YES/NO
UPPER CABINETS (LN FT)		WIRE CABLE		YES/NO
LOWER CABINETS (LN FT)		OUTLETS		#
CABINET HANDLES		SWITCHES		#
PAINT CABINETS		OVN OUTLET		
PATIO DR SIZE		REDO PLUMB		YES/NO
PICTURE WINDOW?	YES/NO	DEMO HRS		
WINDOW BLINDS SIZE				#

DINING ROOM			
ROOM SIZE (X by X)			
CONTINGENCY		STANDARD	\$
WINDOWS	SIZE	#	
PICTURE WINDOW?		YES	NO
HANG/ FINISH DRYWALL		YES	NO
REMOVE WALLPAPER		YES	NO
PRIME	YES/NO	PAINT	YES/NO
FLOORS	NO/ REFINISH/ CARPET/ HARDWOOD		
REPLACE BASEBOARDS	YES	NO	
REPLACE ROTTED FLOOR (SQ FT)			
BLINDS	SIZE	#	
PIC WINDOW BLINDS		YES	NO
PATIO DR	SIZE		
EXT DOOR LOCKSET		YES	NO
WINDOW/DOOR MOULD	YES	NO	
ADD CIRCUIT	YES/NO	CEILING FAN	YES/NO
CHANDLR	YES/NO	CABLE OUT	YES/NO
OUTLETS	#	SWITCHES	#
DEMOLITION HRS THIS ROOM		#	

FAMILY ROOM			
ROOM SIZE (X by X)			
CONTINGENCY		STANDARD	\$
WINDOWS	SIZE	NO	
PICTURE WINDOW?		YES	NO
HANG/ FINISH DRYWALL		YES	NO
REMOVE WALLPAPER		YES	NO
PRIME	YES/NO	PAINT	YES/NO
FLOORS	NO/ REFINISH/ CARPET/ HARDWOOD		
REPLACE BASEBOARDS	YES	NO	
REPLACE ROTTED FLOOR (SQ FT)		NO	
FIREPLACE CLEANING		YES	NO
FIREPLACE	GAS INSERT / SCREEN / MANTEL		
BLINDS	SIZE	NO	
PIC WINDOW BLINDS		YES	NO
PATIO DR	SIZE		
CLOSET	SINGLE DR	DOUBLE DR	PAINT
WINDOW/DOOR MOULD	YES	NO	
ADD CIRCUIT	YES/NO	CEILING FAN	YES/NO
LIGHT	YES/NO	CABLE OUT	YES/NO
OUTLETS	#	SWITCHES	#
DEMOLITION HRS THIS ROOM			

PROPERTY INSPECTION CHECKLIST

BATHROOM 1									
CONTINGENCY		STANDARD	\$	ROOM SIZE				VANITY SIZE	
DRYWALL	YES/NO	REMOVE WALLPAPER		YES/NO	SUBFLOOR	YES/NO		VANITY TOP	
PRIME	YES/NO	PAINT	YES/NO	FLOOR	TILE / VINYL		MEDICINE CAB SIZE		
REPLACE BASEBOARDS	YES/NO	BATHTUB		YES/NO	INSTALL GFI CIRCUIT		YES	NO	
ROTTED FLOOR (SQ FT)		SHOWER PAN		YES/NO	BATH LIGHT		YES	NO	
SINK FAUCET	YES/NO	TUB SURROUND		YES/NO	ENTRY DOOR SIZE				
REPLUMB SINK	YES/NO	BATHTUB FAUCET KIT		YES/NO	WINDOW DOOR MOULDING		YES/NO		
BATH ACCESS KIT	YES/NO	REPLUMB BATHTUB		YES/NO	INT DOOR LOCKSET		YES	NO	
CABINET W GLASS DRS	YES/NO	DOUBLE SHOWER DOOR		YES/NO	GLASSBLOCK WINDOW		YES	NO	
MIRROR	YES/NO	1 PCE SHOWER ENCLOS		YES/NO	VINYL WINDOW SIZE			#	
REPLACE TOILET	YES/NO	WALL TILE (SQ FT)			EXH FAN	YES/NO	DEMO HRS		

BATHROOM 2									
CONTINGENCY		STANDARD	\$	ROOM SIZE				VANITY SIZE	
DRYWALL	YES/NO	REMOVE WALLPAPER		YES/NO	SUBFLOOR	YES/NO		VANITY TOP	
PRIME	YES/NO	PAINT	YES/NO	FLOOR	TILE / VINYL		MEDICINE CAB SIZE		
REPLACE BASEBOARDS	YES/NO	BATHTUB		YES/NO	INSTALL GFI CIRCUIT		YES	NO	
ROTTED FLOOR (SQ FT)		SHOWER PAN		YES/NO	BATH LIGHT		YES	NO	
SINK FAUCET	YES/NO	TUB SURROUND		YES/NO	ENTRY DOOR SIZE				
REPLUMB SINK	YES/NO	BATHTUB FAUCET KIT		YES/NO	WINDOW DOOR MOULDING		YES/NO		
BATH ACCESS KIT	YES/NO	REPLUMB BATHTUB		YES/NO	INT DOOR LOCKSET		YES	NO	
CABINET W GLASS DRS	YES/NO	DOUBLE SHOWER DOOR		YES/NO	GLASSBLOCK WINDOW		YES	NO	
MIRROR	YES/NO	1 PCE SHOWER ENCLOS		YES/NO	VINYL WINDOW SIZE			#	
REPLACE TOILET	YES/NO	WALL TILE (SQ FT)			EXH FAN	YES/NO	DEMO HRS		

BATHROOM 3									
CONTINGENCY		STANDARD	\$	ROOM SIZE				VANITY SIZE	
DRYWALL	YES/NO	REMOVE WALLPAPER		YES/NO	SUBFLOOR	YES/NO		VANITY TOP	
PRIME	YES/NO	PAINT	YES/NO	FLOOR	TILE / VINYL		MEDICINE CAB SIZE		
REPLACE BASEBOARDS	YES/NO	BATHTUB		YES/NO	INSTALL GFI CIRCUIT		YES	NO	
ROTTED FLOOR (SQ FT)		SHOWER PAN		YES/NO	BATH LIGHT		YES	NO	
SINK FAUCET	YES/NO	TUB SURROUND		YES/NO	ENTRY DOOR SIZE				
REPLUMB SINK	YES/NO	BATHTUB FAUCET KIT		YES/NO	WINDOW DOOR MOULDING		YES/NO		
BATH ACCESS KIT	YES/NO	REPLUMB BATHTUB		YES/NO	INT DOOR LOCKSET		YES	NO	
CABINET W GLASS DRS	YES/NO	DOUBLE SHOWER DOOR		YES/NO	GLASSBLOCK WINDOW		YES	NO	
MIRROR	YES/NO	1 PCE SHOWER ENCLOS		YES/NO	VINYL WINDOW SIZE			#	
REPLACE TOILET	YES/NO	WALL TILE (SQ FT)			EXH FAN	YES/NO	DEMO HRS		

BATHROOM 4									
CONTINGENCY		STANDARD	\$	ROOM SIZE				VANITY SIZE	
DRYWALL	YES/NO	REMOVE WALLPAPER		YES/NO	SUBFLOOR	YES/NO		VANITY TOP	
PRIME	YES/NO	PAINT	YES/NO	FLOOR	TILE / VINYL		MEDICINE CAB SIZE		
REPLACE BASEBOARDS	YES/NO	BATHTUB		YES/NO	INSTALL GFI CIRCUIT		YES	NO	
ROTTED FLOOR (SQ FT)		SHOWER PAN		YES/NO	BATH LIGHT		YES	NO	
SINK FAUCET	YES/NO	TUB SURROUND		YES/NO	ENTRY DOOR SIZE				
REPLUMB SINK	YES/NO	BATHTUB FAUCET KIT		YES/NO	WINDOW DOOR MOULDING		YES/NO		
BATH ACCESS KIT	YES/NO	REPLUMB BATHTUB		YES/NO	INT DOOR LOCKSET		YES	NO	
CABINET W GLASS DRS	YES/NO	DOUBLE SHOWER DOOR		YES/NO	GLASSBLOCK WINDOW		YES	NO	
MIRROR	YES/NO	1 PCE SHOWER ENCLOS		YES/NO	VINYL WINDOW SIZE			#	
REPLACE TOILET	YES/NO	WALL TILE (SQ FT)			EXH FAN	YES/NO	DEMO HRS		

PROPERTY INSPECTION CHECKLIST

BEDROOM 1											
CONTINGENCY		STANDARD	\$	ROOM SIZE		VINYL WINDOW SIZE		#			
DRYWALL	YES/NO	REMOVE WALLPAPER		YES/NO	FLOOR	CARPET / NEW HARDWOOD /REFINISH					
PRIME	YES/NO	PAINT	YES	NO	ROTTED FLOOR (SQ FT)						
ENTRY DOOR SIZE				LOCKSET	YES/NO	PAINT CLOSET		YES	NO		
ADD CIRCUIT		YES/NO	CEILING FAN		YES/NO	WINDOW DOOR MOULD		YES	NO		
LIGHT FIXTURE		YES/NO	WIRE CABLE OUTLET		YES/NO						
# OUTLETS REPLACED			# SWITCHES REPLACED			DEMOLITION HOURS					

BEDROOM 2											
CONTINGENCY		STANDARD	\$	ROOM SIZE		VINYL WINDOW SIZE		#			
DRYWALL	YES/NO	REMOVE WALLPAPER		YES/NO	FLOOR	CARPET / NEW HARDWOOD /REFINISH					
PRIME	YES/NO	PAINT	YES	NO	ROTTED FLOOR (SQ FT)						
ENTRY DOOR SIZE				LOCKSET	YES/NO	PAINT CLOSET		YES	NO		
ADD CIRCUIT		YES/NO	CEILING FAN		YES/NO	WINDOW DOOR MOULD		YES	NO		
LIGHT FIXTURE		YES/NO	WIRE CABLE OUTLET		YES/NO						
# OUTLETS REPLACED			# SWITCHES REPLACED			DEMOLITION HOURS					

BEDROOM 3											
CONTINGENCY		STANDARD	\$	ROOM SIZE		VINYL WINDOW SIZE		#			
DRYWALL	YES/NO	REMOVE WALLPAPER		YES/NO	FLOOR	CARPET / NEW HARDWOOD /REFINISH					
PRIME	YES/NO	PAINT	YES	NO	ROTTED FLOOR (SQ FT)						
ENTRY DOOR SIZE				LOCKSET	YES/NO	PAINT CLOSET		YES	NO		
ADD CIRCUIT		YES/NO	CEILING FAN		YES/NO	WINDOW DOOR MOULD		YES	NO		
LIGHT FIXTURE		YES/NO	WIRE CABLE OUTLET		YES/NO						
# OUTLETS REPLACED			# SWITCHES REPLACED			DEMOLITION HOURS					

BEDROOM 4											
CONTINGENCY		STANDARD	\$	ROOM SIZE		VINYL WINDOW SIZE		#			
DRYWALL	YES/NO	REMOVE WALLPAPER		YES/NO	FLOOR	CARPET / NEW HARDWOOD /REFINISH					
PRIME	YES/NO	PAINT	YES	NO	ROTTED FLOOR (SQ FT)						
ENTRY DOOR SIZE				LOCKSET	YES/NO	PAINT CLOSET		YES	NO		
ADD CIRCUIT		YES/NO	CEILING FAN		YES/NO	WINDOW DOOR MOULD		YES	NO		
LIGHT FIXTURE		YES/NO	WIRE CABLE OUTLET		YES/NO						
# OUTLETS REPLACED			# SWITCHES REPLACED			DEMOLITION HOURS					

BEDROOM 5											
CONTINGENCY		STANDARD	\$	ROOM SIZE		VINYL WINDOW SIZE		#			
DRYWALL	YES/NO	REMOVE WALLPAPER		YES/NO	FLOOR	CARPET / NEW HARDWOOD /REFINISH					
PRIME	YES/NO	PAINT	YES	NO	ROTTED FLOOR (SQ FT)						
ENTRY DOOR SIZE				LOCKSET	YES/NO	PAINT CLOSET		YES	NO		
ADD CIRCUIT		YES/NO	CEILING FAN		YES/NO	WINDOW DOOR MOULD		YES	NO		
LIGHT FIXTURE		YES/NO	WIRE CABLE OUTLET		YES/NO						
# OUTLETS REPLACED			# SWITCHES REPLACED			DEMOLITION HOURS					

PROPERTY INSPECTION CHECKLIST

BASEMENT & UTILITY ROOM			
ROOM SIZE (X by X)			
CONTINGENCY	STANDARD	#	
WINDOWS	SIZE	#	
GLASSBLOCK	YES	NO	
HANG/ FINISH DRYWALL	YES	NO	
INSTALL FURRING STRIPS	YES	NO	
PRIME	YES/NO	PAINT	YES/NO
FLOORS	NO/COATING/CARPET/ TILE/ HARDWOOD		
REPLACE BASEBOARDS	YES	NO	
WINDOW/DOOR MOULD	YES	NO	
FIREPLACE CLEANING	YES	NO	
FIREPLACE	GAS INS / SCREEN / MANTEL/ELECTRIC		
BLINDS	SIZE	#	
REBUILD BASEMT WALLS	YES	NO	
FRAME DRYWALL NEW	SQ FT		
NEW INTERIOR DOORS (#)			
LAUNDRY WALL CAB	YES	NO	
CLOSET	SINGLE DR	DOUBLE DR	PAINT
PAINT CLOSET	YES	NO	
SUMP PUMP	REPLACE	ADD	
ADD CIRCUIT	YES/NO	CEILING FAN	YES/NO
LIGHT	YES/NO	CABLE OUT	YES/NO
OUTLETS	#	SWITCHES	#
FLUSH MOUNT CAN LIGHTING	#		
DEMOLITION HRS THIS ROOM			

EXTERIOR & MECHANICALS				
CONTINGENCY	STANDARD	\$		
H2O TANK	YES/NO	FURNACE	YES	NO
AC	YES/NO	ELEC PANEL	YES	NO
METER SOC	YES/NO	DRY OUTLET	YES	NO
PAINT SIDING	YES/NO	SOFFITS?	YES/NO	
FACIA	YES/NO	PAINT WINDOW TRIM	YES/NO	
FENCE (LNR FT)		VINYL SIDING	YES/NO	
GUTTERS DOWNSPOUTS	YES/NO	CAP WINDOW	#	
EXTERIOR DOOR SIZE		NUMBER		
STORM DOOR SIZE		NUMBER		
EXTERIOR DOOR LOCKSET		NUMBER		
ROOF TEAR OFF	YES/NO	OVERLAY	YES/NO	
GARAGE SIZE		1 CAR	2 CAR	
GARAGE ROOF		FLAT	GABLE	
REPLACE GARAGE DOORS		YES	NO	
GARAGE DOOR OPENER		YES	NO	
REPLACE GARAGE ROOF		YES	NO	
SQ FT CONCRETE REPLACE				
DUMPSTER	NONE	10YD	20YD	40YD
LANDSCAPING BUDGET				
DEMOLITION HRS EXTERIOR	#			

NOTES AND COMMENTS

COMPARABLE SALES							
ADDRESS	BEDROOMS	BATHS	SQ FT	SALE PRICE	DATE	\$/SQ FT	COMMENT
VALUE OF THIS PROPERTY (\$/SQ FT)			AVERAGE		AVERAGE		
AVG	HIGH	LOW	LOW		HIGH		