

# Property Inspection Form

Address: \_\_\_\_\_

ARV: \$ \_\_\_\_\_ Asking: \$ \_\_\_\_\_ Repairs: \$ \_\_\_\_\_

Offer: \$ \_\_\_\_\_ MAO: \$ \_\_\_\_\_

ARV= After Repair Value MAO= Maximum Allowable Offer

Construction: Frame \_\_\_ Brick \_\_\_ Stucco \_\_\_ Other \_\_\_\_\_

Attached Garage: \_\_\_\_\_

Number of Bedroom(s)	
Number of Bathroom(s)	

Square Feet: \_\_\_\_\_

<u>Appliances</u>	Yes	No	Condition	<u>Light Fixtures</u>	How Many	Condition
Range				Ceiling Fans		
Range Hood				Bedroom Lights		
Refrigerator				Hall Lights		
Dishwasher				Bath Lights		
Water Heater				Smoke Detectors		
Disposal				Outside Lights		
Unfinished Basement?				Kitchen Lights		
Finished Basement?						
<u>Inspection</u>	Yes	No	Condition	Cost		
Need a new roof?				\$		
Need floor covering?				\$		
Need exterior paint?				\$		
Need interior paint?				\$		
Need to replace kitchen?				\$		
Need to repair/replace HVAC?				\$		
Need to replace bath(s)?				\$		
Need to replace plumbing?				\$		
Need to repair/replace windows?				\$		
Need to replace doors?				\$		
Need new siding?				\$		
Any foundation problems?				\$		
Any flooring problems?				\$		
Need to landscape?				\$		
Need electrical work?				\$		
Need new sheet rock?				\$		
Deck/porch repair?				\$		

Inspection	Yes	No	Condition	Cost
Basement damp?				\$
Basement smell musty?				\$
Garage floor cracked or stained?				\$
Garage exterior in good repair?				\$
Is attached garage pulling away from home?				\$
Has garage settled same as the house?				\$
Is water pressure to low?				\$
Can you get to the attic easily?				\$
Any signs of leaks or water damage in attic?				\$
Is attic insulated?				\$
Is attic well-ventilated (not damp)?				\$
Any water spots on ceilings, walls or floors?				\$
Any standing water in the yard?				\$
Are gutters in good condition?				\$
Is fuse box easily accessible?				\$
Cracks in driveway/sidewalks?				\$

### Bits of Wisdom

You should ALWAYS get a professional inspection between the time of the offer and the closing.

If you have computers, home entertainment systems, and other High-tech items, your inspector can check to make sure the home Has the electrical capability to run them.

If you are buying a condominium, make sure you hire an inspector who is experienced in assessing these type of buildings. It isn't enough to inspect the unit itself. Common features such as the roof, plumbing, hallways, stairs and elevators; shared heating/cooling units as well as swimming pools must also be assessed.

**WisdomSteps101.net**

Likewise if you are buying an older or historic home, you should hire an inspector who is experienced with historic homes.

Be sure to have it inspected for any pest or rodent infestation (including termites) and for for Radon and Asbestos.

In addition you might want to know of any water quality issues or high electromagnetic exposure.