

PROPERTY INSPECTION

PROPERTY ADDRESS _____

EXTERIOR

Air Conditioning | Notes: _____

Electrical Service | Notes: _____

Sprinkler System | Notes: _____

	Acceptable	Questionable	Must Do	Estimated Cost
Landscaping	●	●	●	_____
Sidewalk / Hard-scape	●	●	●	_____
Siding / Tuck Pointing	●	●	●	_____
Paint / Trim	●	●	●	_____
Gutters	●	●	●	_____
Windows	●	●	●	_____
Main Service (Electrical)	●	●	●	_____
Security System	●	●	●	_____
Lighting	●	●	●	_____
Roof	●	●	●	_____

NOTES

INTERIOR

Aluminum Wiring | 1960's to mid-1970's Yes No

Notes; _____

Lead Based Paint | Pre 1978. Yes No

Notes; _____

Asbestos | Pre 1980. Yes No

Notes; _____

Mold | Notes; _____

ENTRY + HALLWAYS

	Acceptable	Questionable	Must Do	Estimated Cost
Front Door + Hardware	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	_____
Flooring	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	_____
Ceiling and walls	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	_____
Painting	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	_____
Baseboard / Trim	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	_____
Lighting	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	_____
Window Coverings	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	_____
Switches and Outlets	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	_____

LIVING ROOM

	Acceptable	Questionable	Must Do	Estimated Cost
Doors + Hardware	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	_____
Flooring	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	_____
Ceiling and walls	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	_____
Painting	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	_____
Baseboard / Trim	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	_____
Lighting	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	_____
Window Coverings	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	_____
Switches and Outlets	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	_____

NOTES

DINING ROOM

	Acceptable	Questionable	Must Do	Estimated Cost
Doors + Hardware	●	●	●	_____
Flooring	●	●	●	_____
Ceiling and walls	●	●	●	_____
Painting	●	●	●	_____
Baseboard / Trim	●	●	●	_____
Lighting	●	●	●	_____
Window Coverings	●	●	●	_____
Switches and Outlets	●	●	●	_____

BEDROOM (S)

	Acceptable	Questionable	Must Do	Estimated Cost
Doors + Hardware	●	●	●	_____
Flooring	●	●	●	_____
Ceiling and walls	●	●	●	_____
Painting	●	●	●	_____
Baseboard / Trim	●	●	●	_____
Lighting	●	●	●	_____
Window Coverings	●	●	●	_____
Switches and Outlets	●	●	●	_____

BATHROOM (S)

	Acceptable	Questionable	Must Do	Estimated Cost
Doors + Hardware	●	●	●	_____
Flooring	●	●	●	_____
Ceiling and walls	●	●	●	_____
Tub / Shower	●	●	●	_____
Tile Surround	●	●	●	_____
Vanity & Top	●	●	●	_____
Addl. Cabinets	●	●	●	_____

NOTES

BATHROOM(S)(CONT)

	Acceptable	Questionable	Must Do	Estimated Cost
Faucets	●	●	●	_____
Towel Bars / Ring	●	●	●	_____
Medicine Cabinet	●	●	●	_____
Lighting	●	●	●	_____
Painting	●	●	●	_____
Baseboard / Trim	●	●	●	_____
GFI Outlets	●	●	●	_____

KITCHEN

	Acceptable	Questionable	Must Do	Estimated Cost
Doors + Hardware	●	●	●	_____
Flooring	●	●	●	_____
Ceiling and walls	●	●	●	_____
Appliances	●	●	●	_____
• Refrigerator	●	●	●	_____
• Dishwasher	●	●	●	_____
• Stove	●	●	●	_____
• Microwave	●	●	●	_____
Counter & Backsplash	●	●	●	_____
Cabinets & Hardware	●	●	●	_____
Sink / Faucet	●	●	●	_____
Lighting	●	●	●	_____
Painting	●	●	●	_____
Baseboard / Trim	●	●	●	_____
GFI Outlets	●	●	●	_____

NOTES

FAMILY ROOM

	Acceptable	Questionable	Must Do	Estimated Cost
Doors + Hardware	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	_____
Flooring	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	_____
Ceiling and walls	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	_____
Painting	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	_____
Baseboard / Trim	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	_____
Lighting	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	_____
Window Coverings	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	_____
Switches and Outlets	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	_____

OTHER _____

	Acceptable	Questionable	Must Do	Estimated Cost
Doors + Hardware	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	_____
Flooring	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	_____
Ceiling and walls	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	_____
Painting	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	_____
Baseboard / Trim	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	_____
Lighting	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	_____
Window Coverings	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	_____
Switches and Outlets	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	_____
Furnace Notes: _____				
Hot Water Heater Notes: _____				

GARAGE

	Acceptable	Questionable	Must Do	Estimated Cost
Concrete	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	_____
Drive-in Door(s)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	_____
Walk-in Door(s)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	_____
Hardware	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	_____
Openers	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	_____
Lighting	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	_____
Electrical	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	_____
Insulation / Finish	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	_____

NOTES

HARD COST TOTALS:

SOFT COSTS

Buying Costs

Holding Costs (Monthly Interest Payment x Total Length of Project)

Real Estate Agent Selling Fees x 5%

SOFT COST TOTALS

+ 10 Contingency (based upon hard costs)

GRAND TOTAL

Estimated ARV (After Repair Value)

ESTIMATED NET PRE-TAX PROFIT
