

Investment Property Inspection Form

This systematic review of the building's components prior to contract, or as soon thereafter as possible will assist one in acquiring a baseline of the building's condition and will provide a report for any future agreed upon repairs or modifications.

- Any major changes to the property? _____
- Agreed upon modifications or repairs completed? _____
- Receipts / warranties / guarantees provided by repair contractors? _____
- Pest control clearance provided? _____

Roof

- Age of covering
- Indications of roof leakage
- Gutters and downspouts secure
- Drainage flow around foundation walls
- Condition of flashing between chimney damper and exterior wall

Attic

- Needs ventilation such as windows
- Needs vents or vented soffits
- Attic fan
- Insulation needed
- Insulation blocking air circulation

Exterior

- Exterior door/lock condition
- Storm door condition
- Cellar door condition
- Window and storm window condition
- Plant/vegetation growth on building
- Signs of inadequate surface drainage
- Openings into the building
- Insulated glass seal quality
- Windows open and close easily
- Concrete: condition of steps, sidewalks, and driveway
- Evidence of new cracks, paint peeling, or other visible defects
- New cracks or indications of retaining wall failure
- Openings into the building at trim, flashings, chimneys, etc.
- Stairway, deck, porch, and railings secure and properly installed

Sub floor Area/Basement

- Foundation minor cracks
- Accessible areas dry
- Sump pump operational
- Number of outlets
- Is waterproofing needed?
- Soil wet in crawl space
- Vapor barrier needed in crawl space
- Settlement cracks at corners and wall
- Indications of current or prior water damage
- Musty odors or signs of mold or mildew
- Evidence of termites
- Shut-off and drain valves adequate
- Type of ventilation
- Debris need to be cleared out

Interior

- Stains, cracks, or damage to interior walls, ceilings, or floors
- Cracked or broken windows
- Doors and door latches operate properly
- New stains or leaks at kitchen, bathroom, or laundry sinks?
- Interior staircases have safe, secure handrails
- Smoke alarms in hallways, on each floor, and in each bedroom
- Windows and window latches operate properly?

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Rev. 6/11

Kitchen & Bathrooms

- Appliances functional
- Water leakage under sinks
- Soft, springy floor
- Water pressure is adequate
- Number of outlets adequate
- Shut-off valves in place under sink
- Condition: cabinets, countertops, sinks, & floors
- All ceramic tile floors and wainscoting intact & well grouted

Garage

- Vehicle doors functional
- Fire-rated doors for interior entrances
- Fire-rated surfaces on house walls, attic, and subfloor areas
- Indications of dampness or mildew
- Automatic door opener operates properly

Electrical

- Age of fuse box _____
- Need new circuit breaker box
- Overhead service feed in place
- Light fixtures operate
- Smoke detectors provided/functional
- GFCI devices functional
- Extension, lamp cord, or zip cord used in kitchen/bathrooms as permanent wiring
- Age of wiring _____
- Underground service feed in place
- Any visible dangling or exposed wiring
- Outlets functional
- Doorbell operational
- GFCI outlets at kitchen, bathrooms, exterior, and garage

Plumbing

- Adequate water flow at fixtures/drains
- Adequate water pressure
- Clothes washer and dryer functional
- Water heater has proper pressure / temperature relief
- Faucet or drain pipe leaks
- Hot water provided
- Water heater has earthquake protection installed properly

Heating / Cooling / Air Filters

- System functional _____
- Serviced recently _____
- Draft is poor in heat exchanger
- Condition of hot water heater
- Burn marks at lighting panel
- Forced-air furnace noisy
- Flame not centered in heat exchanger
- Type of air filter on furnace _____
- Pressure safety valve in place

Fireplace

- Safety check on fireplaces/chimneys
- Fire boxes need repair
- Dampers operational
- Spark arrestor and rain cap installed

Signed: _____ Reviewed: _____

Date: _____ Date: _____