"Enriching Communities through Financial Opportunity"

Property Inspection Checklist

PROPERTY ADDRESS:_	
Name:	CELL:
What type of Structure is This?	Langetwent Groun
O Single Family	or on the Side of one Another)
o Townhouse Style (Side by Side	de of Another They share an Exterior wall)
O 3 Unit Any CombinationO 4+ Unit (Apartment Building	
✓ What are the Exterior Walls made	of?
o Brick	
o Siding (Vinyl)	
o Siding (Wood)	
O Brick/Siding (Half and Half)	
Roof & Gutter Conditions	
o Needs Immediate Attention	
o Will Last a Short Time (Gree	n Fungus Growing underneath, Missing shingles, Visibly Damaged) O
o Should Last a Long Time (Re	latively New Looking)

- ✓ Foundation (Perimeter Wall on Base of House)
 - o Relatively Maintained Well
 - o Several Cracks Exists
 - Exterminator
 - Several Loose Stones or Bricks
 - BULGING Sideways
 - Landscape
 - Sidewalk Around Foundation

Shabazz's 6 Stage Rehabbing of a Residential, Multi Dwelling Unit

Stage 1: Pre-Construction

Steps 1-9

1. House Secured

Trade: Locksmith and Carpenter

(Taking precautions against vandalism and theft)

Note: VIP check utilities status (electric, sewer, water, & gas) to test for leaks or power outage

- 2. Plans, Permits and Filings (if necessary)
- 3. Foundation Repair in needed or house leveling
- 4. Pest Control... Exterminator
- 5. Portable Toilet(if utilities are not available)
- 6. Plumbing-Pre-Demo

Trade: Lic. Plumber

7. Electrical-Pre-Demo

Trade: Lic. Electrician

8. Demolition/Site Prep

Trade: Demo Crew, Handyman, and Laborers

9. Engineering Consultations & Reports

Trade: A Lic. Structural Engineer, Framing Carpenter

Stage 2: Rough Structure

Steps 10-18

10. Grading and Drainage

Trade: Waterproofing, Plumber, Laborers, & Landscapers

11. Rough Plumbing Main Drain, Gas, Water, etc.

Trade: Lic. Plumber

12. Framing & Sub Floor

Trade: Framing Carpenter

13/14. Roof Decking, Roof, & Gutters

Trade: Roofer

15. Exterior Doors

Trade: Framing Carpenter

16. Windows

Trade: Framing Carpenter, Window Contractor

17. Exterior Trim

Trade: Framing Carpenter, Siding Contractor

18. Sheathing, House Wrap, and Siding

Trade: Framing Carpenter, Siding Contractor

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Stage 3: Major Systems

Steps 19-26

19. Fire Place (if applicable)

Trade: Fireplace Vendor, Chimney Sweep Vendor

20. Rough HVAC

Trade: Lic. HVAC Specialist

21. Rough- In Plumbing (above ground plumbing to attic)

Trade: Lic. Plumber

22. Bathtubs & Shower Pans, etc.

Trade: Lic. Plumber

23. Rough-In Electrical

Trade: Lic Electrician

24. Exterior Masonry

Trade: Mason

25. Exterior Insulation

Trade: Insulation Vendor

26. Concrete Work

Trade: Concrete Vendor

Stage 4: Unfinished Surfaces

Steps 27-32

27: Dry Wall

Trade: DryWall Crew

28. Garage Door (if applicable)

Trade: Garage Door Company

29. Unfinished Wood Floors

Trade: Hardwood Floor Vendor

30. Cabinetry

Trade: Framing Carpenter, Cabinet Installer

31. Interior Doors, Trim, Millwork

Trade: Framing & Trim Carpenters

32. Sweep, Dust, Clean up before paint

Trade: Handyman, laborers

Stage 5: Finished Surfaces

Steps 33-41

33. Blown Insulation (if applicable)

Trade: Insulation Vendor

34. Tile

Trade: Tile Setter, Tile & Flooring Vendor

35. CounterTops

Trade: Trim Carpenter, Countertop Vendor

36. Final HVAC

Trade: HVAC Specialist

37. Final Electrical

Trade: Lic. Electrician

38. Final Plumbing

Trade: Lic. Plumber

39. Finish Wood Floors

Trade: Hardwood Floor Vendor, Trim Carpenter

40. Vinyl Floors

Trade: Floor Vendor, Trim Carpenter

41. Paint Interior & Exterior (if applicable)

Trade: Painter

Stage 6: Final Details estiment Graun

Steps 42-49

42. Lockout

Trade: Locksmith, Trim Carpenter

43. Landscaping (if applicable)

Trade: Landscaper

44. Mirrors & Shower Doors (if applicable)

Trade: Glass Contractor

45. Accessories & Decor (Staging)

Trade: Decorating Vendors

46. Appliances

Trade: White Glove Appliance Vendors

47. Punch List

Trade: All Trades, ect.

48. Carpet

Trade: Flooring Vendor, Trim Carpenter

49. Final Cleaning

Trade: Handyman, Laborers

Friends & Family Capital Investment Group

iewing the actual '	Window and Glass NOT T	HE WINDOW FRAME)	
windows (Single F	Pane)		
■ Wooden #	Broken Window #	Broken Glass#	• Vinyl
Broken Wi	ndow # Broken	Glass# o New W	indows (Double Pane)
■ Wooden #	Broken Window #	Broken Glass#	• Vinyl
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• Wall Grade A - C - F
o Drywall
 Holes Everywhere / Moderate Damage / Minimal Damage
o Wallpaper
Needs Taken Down / Usable
o Wood Paneling
 Major Damage / Moderate Damage / Minimal Damage Window and Frame Grade A - C - F
O Older windows (Single Pane) / New Windows (Double Pane)
■ Wooden # Broken Window # Broken Glass# ■ Vinyl
Broken Window # Broken Glass#
o Kitchen Size Grade 1 2 3 4 5 6 7 8 9 10 - Flooring Grade A - C - F
o Carpet
 Needs Cleaned / Needs Replaced / Manageable
o Wood
Stained / Painted / Laminate
o Ceramic
 Major Damage (>10+) / Moderate Damage (<5) / Minimal Damage
o Tile
• Sticky Tile / Vinyl Plank / Vinyl Sheet
• Wall Grade A - C - F
o Drywall
Holes Everywhere / Moderate Damage / Minimal Damage Wallpaper
o Wallpaper ■ Needs Taken Down / Usable
o Wood Paneling
Major Damage / Moderate Damage / Minimal Damage
 ■ Window and Frame Grade A - C - F
O Older windows (Single Pane) / New Windows (Double Pane)
Wooden # Broken Window # Broken Glass# Vinyl
Broken Window # Broken Glass#
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Flooring Grade A - C - F
o Carpet
Needs Cleaned / Needs Replaced / Manageable
o Wood
Stained / Painted / Laminate
o Ceramic
 Major Damage (>10+) / Moderate Damage (<5) / Minimal Damage

		o Tile						
				■ Sticky Tile	e / Viny	yl Plank	: / Vinyl Sheet	
	• Wall	Grade A	<u> A - C - F</u>			•	•	
		o Drywa	all					
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			o Old	er windows	(Single	e Pane)	/ New Windows (Do	uble Pane)
	• Wood	den #	Br	oken Windo	ow #		Broken Glass#	• Vinyl
	#	!	Broken W	indow #		Broker	Glass#	
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		o Wallp	aper	-500				
			• Needs	Taken Down	/ Usak	ole		
		o Wood	l Paneling					
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 Holes Everywhere / Moderate Damage / Minimal Damage
o Wallpaper
Needs Taken Down / Usable
o Wood Paneling
 Major Damage / Moderate Damage / Minimal Damage
 Window and Frame Grade A - C - F
o Older windows (Single Pane) / New Windows (Double Pane)
■ Wooden # Broken Window # Broken Glass# ■ Vinyl
Broken Window # Broken Glass#
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o Carpet
 Needs Cleaned / Needs Replaced / Manageable
o Wood
Stained / Painted
o Ceramic
■ Major Damage (>10+) / Moderate Damage (<5) / Minimal Damag
● Wall Grade A - C - F
o Drywall
 Holes Everywhere / Moderate Damage / Minimal Damage
o Wallpaper M V P S I M P M I (T I O U D
■ Needs Taken Down / Usable
o Wood Paneling
 Major Damage / Moderate Damage / Minimal Damage
o Older windows (Single Pane) / New Windows (Double Pane)
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#Broken Window # Broken Glass#
■ 3 RD Bedroom Grade 1 2 3 4 5 6 7 8 9 10
o Carpet
 Needs Cleaned / Needs Replaced / Manageable
o Wood
Stained / Painted
o Ceramic
 Major Damage (>10+) / Moderate Damage (<5) / Minimal Damag
● Wall Grade A - C - F
o Drywall
 Holes Everywhere / Moderate Damage / Minimal Damage
o Wallpaper
■ Needs Taken Down / Usable
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	d Paneling		
	Major Damage / N	loderate Damage / Minimal Dama	ige
• Window and	d Frame Grade A - C - F		
	o Older windows (Sing	gle Pane) / New Windows (Double	Pane)
• Wooden #	Broken Window #	Broken Glass#	• Vinyl
#	Broken Window #	Broken Glass#	
		● Flooring Grade A - C - F	
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• Window and	d Frame Grade A - C - F	linor Damage / Minimal Damage	
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o Attic / Crawl Space Grade A - C - F

o Finished / Not Finished / Can easily be finished

o Water Heater & Plumbing System

- Appears New / Older but functional / Removed-Damaged
 <u>o Furnace/Boiler & Heating System</u>
- Appears New / Older but functional / Removed-Damaged
 <u>o Electric Panel & Electrical System</u>
- Appears New / Older but functional / Removed-Damaged
 O Air Conditioner or HVAC System
- Appears New / Older but functional / Removed-Damaged o Dishwasher (if applicable)
- Appears New / Older but functional / Removed-Damaged
 O Washer & Dryer (if applicable)
- Appears New / Older but functional / Removed-Damaged
 o Fireplace (if applicable)
 - Appears New / Older but functional / Removed-Damaged

o Stairs Grade A - C - F

o 1st Flight of Stairs

- Carpeted / Wooden
 - Major Damage / Moderate Damage / Minor Damage

o 2nd Flight of Stairs

- Carpeted / Wooden
 - Major Damage / Moderate Damage / Minor Damage

o Front Entrance Stairs

- Carpeted / Wooden / Concrete
 - Major Damage / Moderate Damage / Minor Damage

o Back Exit Stairs

- Carpeted / Wooden / Concrete
 - Major Damage / Moderate Damage / Minor Damage

o Side Entrance Stairs (if applicable)

- Carpeted / Wooden / Concrete
 - Major Damage / Moderate Damage / Minor Damage

o Basement A - C - F

o Finished / Not Finished / Can easily be finished

o What Condition is the Utilities Source In?

Ex: Water Meter, Gas Meter, Electrical Meter

