

Property Inspection Checklist

Property Address:

Date of Inspection:

Inspector Name:



1. Exterior Inspection

Roof:

- ☐ Check for missing or damaged shingles/tiles.
- ☐ Inspect for signs of leaks or water pooling.
- ☐ Assess the condition of gutters and downspouts.
- ☐ Check for signs of moss or mold growth.
- ☐ Evaluate the need for insulation improvements.

Walls and Foundation:

- ☐ Inspect for cracks or structural damage.
- ☐ Check for water stains or signs of dampness.
- ☐ Assess the condition of external cladding or paint.
- ☐ Examine the foundation for signs of settling or erosion.
- ☐ Evaluate potential for external insulation or green facades.

Windows and Doors:

- ☐ Check for broken or cracked glass.
- ☐ Test the functionality of locks and seals.
- ☐ Inspect for signs of drafts or leaks.
- ☐ Assess the energy efficiency rating (double/triple glazing).
- ☐ Consider upgrades for energyefficient or smart windows.

Grounds and Landscaping:

- ☐ Inspect the condition of walkways, driveways, and parking areas.
- ☐ Check for proper drainage and water management.
- ☐ Evaluate the health and maintenance of landscaping.
- ☐ Assess the potential for rainwater harvesting or permeable paving.

Exterior Lighting:

- ☐ Check for functionality and energy efficiency of exterior lights.
- ☐ Evaluate the condition of light fixtures and electrical wiring.

2. Interior Inspection

Structural Elements:

- ☐ Inspect ceilings, walls, and floors for cracks or signs of damage.
- ☐ Check for signs of water damage, mold, or mildew.
- ☐ Assess for any uneven floors or structural concerns.
- ☐ Evaluate the potential for internal insulation or energy saving upgrades.

Electrical System:

- ☐ Check the condition of electrical panels and circuit breakers.
- ☐ Test all outlets and switches for proper operation.
- ☐ Inspect visible wiring for wear or safety hazards.
- ☐ Assess the need for energy efficient lighting or smart systems.

Plumbing System:

- ☐ Check all faucets and fixtures for leaks or drips.
- ☐ Test water pressure and flow from all faucets.
- ☐ Inspect visible pipes for corrosion, leaks, or damage.
- ☐ Evaluate the condition of water heaters and boilers.
- ☐ Consider the potential for water saving fixtures or systems.

Heating, Ventilation, and Air Conditioning (HVAC):

- ☐ Test the functionality of heating and cooling systems.
- ☐ Check filters, ductwork, and vents for cleanliness and efficiency.
- ☐ Assess the condition and age of HVAC units.
- ☐ Evaluate the potential for energy efficient upgrades or smart thermostats.

Fire Safety and Emergency Systems:

- ☐ Ensure smoke detectors and fire alarms are functional.
- ☐ Check the condition and accessibility of fire extinguishers.
- ☐ Inspect sprinkler systems and emergency exits.
- ☐ Assess the need for additional safety features or upgrades.

Basement/Attic/Storage Areas:

- ☐ Inspect for signs of water damage, pests, or structural issues.
- ☐ Check insulation levels and condition.
- ☐ Evaluate ventilation and moisture control measures.
- ☐ Consider potential for additional storage or conversion.

3. Sustainability and Green Retrofitting Potential

Energy Efficiency:

- ☐ Evaluate current energy consumption and potential for solar panels.
- ☐ Assess the building's insulation and potential for improvement.
- ☐ Consider the potential for energyefficient appliances and fixtures.
- ☐ Evaluate the property's suitability for heat pumps or other renewable energy sources.

Water Conservation:

- ☐ Inspect for watersaving fixtures (lowflow toilets, faucets, etc.).
- ☐ Assess the potential for rainwater harvesting or greywater systems.

Waste Management:

- ☐ Evaluate current waste disposal and recycling practices.
- ☐ Consider the potential for composting or other sustainable waste solutions.

Indoor Air Quality:

- ☐ Check ventilation systems for proper air exchange and filtration.
- ☐ Assess for any sources of indoor pollution (asbestos, lead paint, etc.).
- ☐ Consider upgrades for improving indoor air quality (HEPA filters, air purifiers).

4. Documentation and Additional Notes

Photographs:

- ☐ Take detailed photographs of any defects, damages, or areas of concern.

Notes:

- ☐ Record any observations, concerns, or recommendations not covered by the checklist.

Additional Inspections Needed:

- ☐ Structural engineer evaluation.
- ☐ Environmental assessment.
- ☐ Asbestos or hazardous material survey.

Inspector's Signature:

Date:

6. FollowUp Actions:

- ☐ Schedule additional inspections if required.
- ☐ Obtain repair or retrofit estimates.
- ☐ Report findings to the acquisition team and stakeholders.