

BRICK+ BEAM DETROIT

WALK-THROUGH CHECKLISTS

SELF- INSPECTION DATE:

ADDRESS:

BEDS/BATHS:

LIST PRICE:

EXTERIOR

	CONDITION			NOTES (<i>Specify water damage, location, issues, material etc. </i>)
	GREAT	OKAY	BAD	
Roof (damage, missing shingles, sagging?)				
Chimney (mortar issues, flashing?)				
Gutters (rusted, detached, leaking, debris?)				
Foundation (Cracked, gaps, crumbles?)				
Exterior Facade (cracks, damage, paint)				
Driveway & Sidewalks (cracks? level?)				
Landscaping (Trees, Lawn, Fencing, etc)				
Porches (sagging, rotting wood, step issues)				

TEST & TRY

	YES	NO	NOTES
Walk around the perimeter--Does the ground slope away from the house?			
Walk around the yard. Is the ground level?			
Does it look like rainfall will fall away from the foundation?			

Brick + Beam Detroit is made possible in part by:



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INTERIOR

	CONDITION			NOTES <i>(Specify water damage, location/room, issues, material)</i>
	GREAT	OKAY	BAD	
Ceilings (Cracks, peeling paint, sagging, brown spots, water damage?)				
Walls (Cracks, peeling paint, bulging, not plumb)				
Floors (Scratches/stains, squeak, level, "spongy")				
Doors (Close properly? Lock? Hardware?)				
Windows (functioning? Painted shut? etc)				
Electrical outlets in each room? GFCIs?				
Lighting Fixture and Fans?				
Heat/Air Source in Each Room?				
Basement (foundation cracks, water stains, mold)				
Attic/crawl space (damage, no insulation)				

TEST & TRY

	YES	NO	NOTES
Turn on every light switch. Do they work?			
Turn on every faucet. Is there good water pressure?			
Flush toilets. Do they seem to work?			
Run water for a few minutes. Does the water drain quickly?			
Turn up the thermostat-- Does the system respond? You might need to go in the basement to see if the furnace/boiler kicked on.			
Turn on and off each appliance. Do they work?			
Look behind furniture or stacked boxes. Is there hidden damage?			
Sniff! Do you smell dampness or mold or other odors?			
Is there evidence of insect or rodent infestation?			
Do windows open easily? Are they painted shut?			

These checklists were made by Brick + Beam Detroit-- version May 2020.

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SYSTEMS	CONDITION			NOTES (age/last update, issues, material, model)
	GREAT	OKAY	BAD	
Water heater (age, inspection tags, turn on, rust near supply pipes)				
Heating System-Furnace/ Boiler/Other (age, inspection tags, turn on, boiler--rust near supply pipes)				
Plumbing (Copper, pex, galvanized steel, cast-iron? Condition of potable, drain, waste and vent pipes)				
Electrical (Panel, circuit breakers? Types of wiring? Service cable integrity)				

MAJOR SYSTEMS & APPLIANCES					
ITEM	AVERAGE LIFE	AVERAGE COST	CURRENT AGE	RESEARCHED PRICE	NOTES
Roof	18-28 yrs	\$7000-\$15000			
Furnace	15-20 yrs	\$1500-\$5000			
A/C	5-15 yrs	\$2000-\$4500			
Water Heater	8-15 yrs	\$400-\$1500			
Refrigerator	15-20 yrs	\$350-\$2000			
Stove	15-20 yrs	\$400-\$1400			
Washer/ Dryer	8-12 yrs	\$400-\$600 ea.			
Dishwasher	5-12 yrs	\$200-\$600			