

Home Address:		Construction Style:			
Number of bedrooms	Square footage:				
Value of offer:	Estimated rehab cost:			Value of resale:	
Orientation of house:	N S E W	Note: orientation indicates which exposure of the home gets mostly sun and mostly shade			
Health and safety Does this house pose any health hazards to the future occupants or the workers?					Estimate cost
Radon	Test results	Mitigation required yes no		Action required	
Lead		Mitigate Encapsulate			
Asbestos		Mitigate Encapsulate			
Health and safety factors are within our criteria for potential rehabbing					GO
Health and safety factors are outside our criteria for potential rehabbing					NO GO
As you proceed with the exterior inspection, you are looking for missing or damaged components that would permit water infiltration. Also look for signs of infestation. (rot, droppings, boring, termite tubes, etc.)					
Exterior Inspection:	Front	Left	Right	Rear	Recommendation
Siding warpage					
Siding leakage					
Paint condition					
Window flashing					
Window condition					
Gutters and downspout					
Soffits & fascia					
Site considerations that may require extensive excavation or drainage work					
Exterior appearances of home pass inspection. Nothing seen here eliminates this home from potential rehabbing.					GO
Exterior appearances of home indicate that there are repairs required beyond our criteria for rehabbing.					NO GO
As you are considering the condition of the components of the home. Keep in mind that many items that you may want to replace could be sent to a restore for reuse. For that matter, the whole house may be considered a deconstruction project.					Totals:

Exposed foundation:	Front	Left	Right	Rear	Recomondation	Estimate cost
Cracking						
Leakage						
Positive drainage						
Window condition						
Foundation is in adequate condition to be considered for rehabbing					GO	
Foundation is in need of repairs beyond our criteria for rehabbing.					NO GO	
Notes on foundation (Also see basement notes)						
Roof:						
Shingle condition						
Flashing						
Penetrations						
Chimney Condition						
Roof notes:						
Attic:	Descriptions:				Recomondations:	
Signs of water damage or significant air paths to the interior						
Engineering of roof system (adequate/inadequate)						
Insulation levels						
The condition of the roof system is within our criteria for rehabbing					GO	
The condition of the roof system is beyond our criteria for rehabbing					NO GO	
					Totals	

Basement / Crawlspace (indicate)		Descriptions:	Estimate cost
Heaving walls			
Sagging of 1st floor			
Insufficient structural support			
Significant cracking			
The condition of the foundation is within our criteria for rehabbing		GO	
The condition of the foundation is beyond our criteria for rehabbing		NO GO	
Mechanical systems:	boiler	approx. age	
	Forced air gas	Usable	
	converted coal or oil	Replace	
	Other		
Ducts:	fiberglass	Usable	
	Metal	OK but more required	
	Other	Must replace all	
Electrical:	Peg & Tube	Complete rewire	
	Metal sheathed	Partial rewire	
	Romex	Panel upgrade	
	Other		
Hook up	two wire 60 amp	Upgrade hook up required	
	three wire 100 amp +	Hook up adequate	
Plumbing:	Galvanized supply	Drain is good	
	Copper	Supply is good	
	Steel drain	Drain replace	
	Clay drain	Supply replace	
	Other		
As you consider the combustion appliances required, note that it is best to place naturally asperated equipment in isolated space. Combustion air should be brought in from an outside source and the appliance should be placed in a sealed closet.			
Notes:			
Totals			

Windows: Windows should be adequately sized for egress on bedrooms. In many cases, replacement of the windows will be the best investment on a rehab.	Wood w/counterweights	Refit with inserts, weights removed and cavities insulated		Estimate cost	
	Other	Storm windows to be added			
		To be completely replace with new			
	Storm windows	Combination of strategies:			
Doors: Exterior	Solid wood	Good condition			
	hollow steel	Replace			
	Other				
Doors: Interior	Solid wood	Good condition			
	hollow core	Replace			
	Other				
Kitchen	Cabinets	Replace	Reface	Repaint	
	Counter tops	Replace	Resurface		
	flooring	Replace	keep		
	sink	Replace	Resurface		
	Notes:				
Bath (Main)	Tub/Shower	Replace	Resurface		
	Sink	Replace	Resurface		
	Stool	Replace	Keep		
	flooring	Replace	Keep		
	ventilation	Needed			
	Notes:				
Bath (secondary)	Tub/Shower	Replace	Resurface		
	Sink	Replace	Resurface		
	Stool	Replace	Keep		
	ventilation	Needed			
	flooring	Replace	Keep		
	Notes:				
				Totals:	

Walls	Gut to studs & fiberglass batt	Cover with dry wall	Skim coat	blow insulation	Details:	Estimate cost
Match with print						
Exterior 1st floor (location)						
Interior 1st floor (location)						
Exterior 2nd floor (location)						
Interior 2nd floor (location)						
					Totals:	

Additional notes:

<p>Room additions: In some cases, added rooms may degrade the quality of the home. Removal of such additions is best in such cases.</p>
<p>Porches: Often, porches pull away due to lack of adequate footing or structure. In such cases, you may need to shore up the roof with temporary bracing while you rebuild the foundation and deck.</p>
<p>Safety: It is important to consider the existing fire hazards on older homes. Usually, fire blocking was not used. Be sure to isolate each level of a home by blocking air paths between them. This also adds to the energy efficiency of the home.</p>
<p>Lead: This subject is not to be taken lightly. Lead abatement guidelines have been provided by the EPA. In many cases, encapsulation by painting over lead contaminated surfaces is all that needs to be done. The danger is greatest when you are sanding finishes containing lead paints. Get a copy of the lead abatement fact sheets available from HFHI's Department of Construction and Environmental Resources.</p>
<p>Asbestos: This product was not used a great deal for interior applications in residential construction. When it was used, it was in composition flooring or for pipe and duct insulation. Again, encapsulation may be your best strategy, however, if asbestos is present in large quantities, you may need to hire professional mitigation or reject the home as an HFH project.</p>
<p>Existing Vegetation: Though vines growing on walls and trees resting on the roof may look quaint, be aware that these can lead to moisture damage and provide access for rodents and carpenter ants. Vegetation should be kept clear of the structure. Bushes near the foundation require water. This is not good for foundation drainage. Vegetation should be maintained at least 3' from the foundation and the ground should drain away.</p>
<p>Windows: As mentioned, new windows will often be your best investment in a rehab project. However, other options that you may consider are replacement sashes. This allows you to use insulated glazing and new jamb inserts while not disturbing the original design of the window frame. If you intend to use the existing windows and sashes, consider the thought of adding storm windows to the home. This is not, however, the best way to go.</p>
<p>Walls: Do not be bound by the idea that all plaster and lathe must be removed before you can rehab. In many cases, you can skim coat it or add a layer of new 1/4" drywall over it. If you use this strategy, you can make the necessary holes to run replacement electrical, plumbing and blown insulation, then cover them with the drywall. This reduces the amount of labor and landfill as well.</p>
<p>Fireplaces: Do not trust the condition of an existing chimney. It should be inspected by a professional. Old fireplaces are not an energy saving device. The only thing they provide is atmosphere, other than that, they are a huge penalty in the performance of a home. If you leave an existing fireplace, consider a sealed combustion, gas insert, or at least an efficient wood burning stove insert.</p>