

Property Inspection

Conduct a full property inspection quickly and easily - all from your smartphone or tablet, with Fulcrum's easy-to-use Property Inspection app. Find the digital version of this form and more at <https://www.fulcrumapp.com/apps/property-inspection-app>.

Property Information

Address Street Address _____

City, State, Zip _____

Case Number _____
Real Estate Asset
Manager (REAM) _____

Date _____ / _____ / _____

Time _____ : _____ AM / PM

Name
Please print _____

Signature _____

Exterior Inspection

▶ Is the property occupied?

Yes No

▶ Is the lawn cut?

Yes No

▶ Is the yard free of debris?

Yes No

How is the condition of the roof? Satisfactory - no issues to report Marginal Poor
Choose one.

Roof Issues
Select all that apply

- | | |
|--|--|
| <input type="checkbox"/> Missing Granules | <input type="checkbox"/> Cracked Shingles |
| <input type="checkbox"/> Apparent Leakage | <input type="checkbox"/> Shingle Blisters |
| <input type="checkbox"/> Burn Spots | <input type="checkbox"/> Moss Buildup |
| <input type="checkbox"/> Cracked Bitumen/Coating | <input type="checkbox"/> Exposed Felt |
| <input type="checkbox"/> Broken/Loose Shingles/Tiles | <input type="checkbox"/> Roof Sag/Water Ponding |
| <input type="checkbox"/> Missing Shingles/Tiles/Tabs | <input type="checkbox"/> Nail Popping |
| <input type="checkbox"/> Cupped Shingles | <input type="checkbox"/> Incomplete/Improper nailing |
| <input type="checkbox"/> Curled Shingles | <input type="checkbox"/> Roofer Evaluation Recommended |
| <input type="checkbox"/> Other (note below) | |
-

▶ **Are the appropriate signs posted?**

- Yes No

▶ **Are all exterior doors secure?**

- Yes No

▶ **Is the appropriate lock box being used to allow access to the property?**

- Yes No

▶ **If there is a garage, is it secured?**

- Yes No

▶ **Are the windows boarded?**

- Yes No

▶ **Are all windows secured?**

- Yes No

▶ **Any there any problems/hazards in the yard or with the exterior of the property?**

- Yes No

Problems/hazards in the yard or with the exterior of the property

Select all that apply

- Collecting pools of undrained water
- Dilapidated fence or accessory building
- Excessive resident storage
- Excessive vegetation and/or weeds
- Evidence of pests
- Evidence of vandalism
- Holes in yard
- Gutter issues
- Illegal Dumping
- Junk motor vehicles (or other rust)
- Vacant, unsecured, boarded structure
- Other (specify): _____

▶ **If there is a pool or spa, is it covered and are all gates secure?**

- Yes No N/A

How is the condition of the exterior paint?

Choose one.

- Satisfactory
- Marginal - minor chipping
- Poor - major flaking or peeling

▶ **Any major cracks in foundation or exterior walls?**

- Yes No

What is the condition of the general exterior?

Choose one.


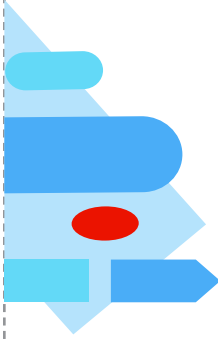
- Satisfactory - marketable
- Marginal - will need some minor touch-ups
- Poor - will need some major renovation

▶ **Is the interior broom-clean and free of debris?**

- Yes No

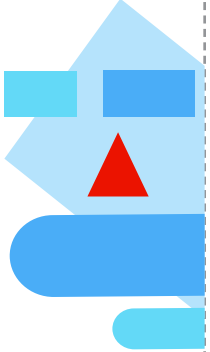


Exterior Photos



Attach Key Photos Here

With Fulcrum, photos you take with your phone automatically get included with the rest of your data.



Caption(s)

Interior Inspection

Condition of
the Kitchen and
Bathrooms?

Choose one.

- Satisfactory - no work needed
- Marginal - will need some cleaning
- Poor - will need renovation

▶ Is the heating/cooling system on?

- Yes No

▶ Is the water on?

- Yes No

▶ Is the electricity on?

- Yes No

▶ Is the heating/cooling system in good working condition?

- Yes No

How is the condition of
the plumbing?

Choose one.

- Satisfactory - all in working order
- Marginal - minor issues, no damage
- Poor - major issues, damage

▶ Is the electrical system in good working condition?

- Yes No

▶ Any evidence of roof leaks or damage caused by leakage?

- Yes No

▶ Any evidence of flooding/water damage?

- Yes No

▶ Any major structural damage?

- Yes No

▶ Any vandalism?

- Yes No

▶ **Are emergency or preventative maintenance repairs needed?**

Yes No

**Emergency/
Preventative
maintenance repairs**

Choose all that apply.

Bad Door & Window Seals

Cracked Stucco

Cracked Tile & Grout in bathrooms

Dripping Faucets

Electrical Hazard

Failing Caulking

Fire Damage

Insulation Repair Required

Roof Leaks

Rotted or Unsafe Floors

Sewer Line Repair Required

Other (specify): _____

▶ **Any defective interior paint?**

Yes No

**How is the condition of
the interior paint?**

Choose one.

Satisfactory

Marginal - minor chipping

Poor - major flaking or peeling

▶ **Is REAM or a representative making regular inspections?**

Yes No Unsure

Check items present

Choose all that apply.

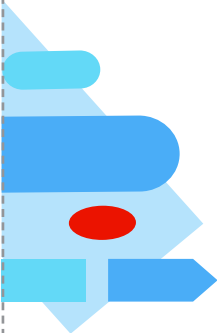
- Dishwasher
- Garbage Disposal
- Kitchen Vent Fan
- Oven/Range
- Microwave
- Refrigerator
- A/C Condenser
- Heating Unit
- Water Heater
- Other (specify): _____

Inspection type

Choose one.

- Occupancy
- Initial Vacant Property Inspection
- Vacant Property Inspection
- Pre-conveyance Inspection
- Eviction Inspection

Interior Photos



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Caption(s)



Fulcrum is a mobile app creation platform that lets you digitize checklists like this easily — and automate related workflows! — without writing any code.

Check us out at fulcrumapp.com/checklists