

NFC Property Evaluation Worksheet

Borrower name:
Address:

Inspector: Nick Dorr
Inspection date:

Contact Info: Phone - (515)-273-1381 | Email - ndorr@neighborhoodfinance.org
1912 6th Avenue, Des Moines, IA 50314

****To ensure closing date, it is crucial that all bids are back to NICK DORR within 7 days****
****Bids must be detailed (breakout of ALL material/labor) and include all applicable taxes and permits****
****NO REBATES, DISCOUNTS OR DOWNPAYMENTS ON BIDS****
****DO NOT START ANY REHAB WORK UNTIL AFTER CLOSING (Purchases)****

1. Mechanical	Yes/No	Est. Cost	Comments
Gas on			
Gas pipe to code			
Furnace older than 15 years			
Water heater older than 15 years			
Central air unit			

2. Plumbing	Yes/No	Est. Cost	Comments
Water service on			
Copper to meter			
Copper from interior meter			
Adequate water pressure			
Plumbing leaks			
Fixtures in working order			
Waste lines to code			
Dishwasher			
Garbage disposal			

3. Electrical	Yes/No	Est. Cost	Comments
Power on			
Minimum 100 AMP service			
Mast in good condition			
Two outlets per room			
Missing/inoperable fixtures			
Missing switch plates/covers			
Missing light globes/lens covers			
Illegal wiring			
Electrical to garage			

4. Foundation	Yes/No	Est. Cost	Comments	
Block	Brick	Tile	Brick and tile	Poured
Access to/from interior				
Cracks				
Deflection				
Loose/crumbling bricks, tile or plas				
Standing water				
Evidence of mold				
Evidence of moisture/mildew				
Sump pump				
Landscape draining away from				

5. Interior	Yes/No	Est. Cost	Comments
Walls need repair/paint			
Ceilings need repair/paint			
Floors need repair			
Floor coverings need replaced			
Bathroom vanity/cabinets okay			
Bath ventilation			
Kitchen cabinets/counters okay			
Interior trim need repair/replaced			

BE ADVISED: This inspection was created for the benefit of NFC, to assist in creating a rehab plan for loan purposes. NFC assumes no liability for problems not discovered in this inspection. There is no inspection that can determine all repairs that are needed on an older house. If the reader has concerns they should consult with a qualified building inspector, contractor, or the City of Des Moines Permit Center.

Borrower:

6. Exterior	Yes/No	Est. Cost	Comments
Siding type			
Siding needs repair/replaced			
Trim needs repair/replaced			
Soffit/fascia needs repair/replaced			
Prime windows repair/replaced			
Storm windows repair/replaced			
Sash cords present			
Broken glass			
Prime doors okay			
Exterior paint needed			

7. Roof	Yes/No	Est. Cost	Comments
7 to 10 years of life left			
More than two layers			
Areas with specific damage			
Chimney in good condition			
Adequate attic ventilation			
Gutters/downspouts functional			

8. Property site	Yes/No	Est. Cost	Comments
Sidewalks okay			
Fence okay			
Garage okay			
Shed okay			
Driveway okay			
Approach okay			
Tree removal/trim needed			
Ash tree need treated/removed			
Yard/bushes overgrown			
Debris, rubbish, junk (cars, parts)			
Nuisance property			

Additional comments:

The below information is to be completed by the NFC Inspector if an AVM was used to determine property value.

NFC Inspector confirms the Polk County Assessor property condition is:	
	Excellent
	Very good
	Above normal
	Normal
	Below normal
	Poor
NFC Inspector disagrees with the Polk County Assessor property condition and currently rates the property condition as:	
	Excellent
	Very good
	Above normal
	Normal
	Below normal
	Poor

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