

NFC Property Evaluation Worksheet

Borrower name:
Address:

Evaluator: Ron Brenizer
Evaluation date:

To ensure we meet the closing date, detailed bids (materials/labor broken out, taxes and applicable fees included, no rebates, discounts, or down payments listed) should be turned in to NFC within 15 days of application date

DO NOT START ANY RENOVATIONS PRIOR TO LOAN CLOSING AND FUNDING

Required: this item must be included in the renovation scope of work

Recommended: this item is recommended to be included in the renovation scope of work but not required

Information: this item needs more information before it can be required or recommended

1. Mechanical	Y/N	Required	Recommended	Information	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	Y/N	Required	Recommended	Information	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	Y/N	Required	Recommended	Information	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	Y/N	Required	Recommended	Information	Est. cost	Comments
Type of foundation						
Access to/from interior						
Cracks						
Deflection						
Loose/crumbling bricks, tile, plaster						
Standing water						
Evidence of mold						
Evidence of moisture/mildew						
Sump pump						
Landscape draining away from						
5. Interior	Y/N	Required	Recommended	Information	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						

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6. Exterior	Y/N	Required	Recommended	Information	Est. cost	Comments
Siding type						
Siding needs repair/replaced						
Trim needs repair/replaced						
Soffit/fascia needs repair/replace						
Prime windows repair/replaced						
Storm windows repair/replaced						
Sash cords present						
Broken glass						
Prime doors okay						
Exterior paint needed						
Deck/porch need repair/replaced						
7. Roof	Y/N	Required	Recommended	Information	Est. cost	Comments
7-10 years of life left						
More than 2 layers						
Areas of specific damage						
Chimney in good condition						
Adequate attic ventilation						
Gutters/downspouts functional						
Garage gutters/downspouts						
8. Property Site	Y/N	Required	Recommended	Information	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 NFC Evaluator is an AVM was used to determine property value:

NFC evaluator confirms the assessor property condition is:
Excellent
Very good
Above normal
Normal
Below normal
Poor
NFC evaluator disagrees with the assessor property condition and currently rates the property as:
Excellent
Very good
Above normal
Normal
Below normal
Poor

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