



Property Analysis

Property Address:

Property Source:

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Bed	Bath	Sqft	Year Built	Vacant or Occupied (circle one)
				Trulia Crime Rate (circle one): 1 2 3 4 5

ARV (Zestimate)	- Investor Profit (≈ 70%)	- Repairs	- Sell Price
\$	\$	\$	\$

- Wholesale Fee (Profit)	= Offer	MAO
\$	\$	\$

Motivation:

	Fix & Flip or Landlord (circle one)
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Repairs:

Notes:

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Owner Contact Info:

Follow Up: 1 2 3 4 5

Date:

Deal Contracted

Deal Dead

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Rehab Costs Evaluator Form

“THE BIG 5”

ROOF: Age Estimation: _____
Composition: _____

Any repairs Needed? _____

HVAC: Heat: _____ (gas, elec, none)
Air: _____

ANY REPAIRS NEEDED? (Is it Working? Is it Old?)

BASEMENT: Cracks: _____ (Yes, No)
Walls Moving/Bulging: _____ (Yes, No)

How Many Walls Moving/Bulging: _____
Are the Floors Unlevel? (Yes, No) _____

More than 1 floor Unlevel? _____ (yes, no)

Any Water in Basement: _____ (yes, no)
Any grading issues outside? _____ (yes, no)
Any Other thing you noticed:

Electrical: 40 amp or 200 amp: _____

Plumbing: Galvanized, Lead, Black, Iron:

Cosmetics: Briefly Describe Needed
Cosmetic Repairs

Will we need to add any additional sq/ft or bedrooms or bathrooms? If so, what?

PICTURES CHECKLIST: Take AT LEAST the Following Pictures, showing the following:

EXTERIOR PICTURES:

1. Exterior Front of House: _____
2. Exterior Side Right: _____
3. Exterior Side Left: _____
4. Exterior Back of House: _____
5. Exterior Backyard View: _____
6. Exterior Roof: _____
7. Exterior Air Conditioner Condenser (if any): _____
8. Exterior Buildings/Garages/Sheds: _____

INTERIOR PICTURES:

Basement Pictures:

1. Basement Walls: _____
2. Basement Floor: _____
3. Sump Pump (if any): _____

Electrical Pictures:

4. Electrical Breaker/Fuse Box: _____

Plumbing/HVAC Pictures:

5. Water Heater: _____
6. Furnace: _____

Cosmetics:

1. 1 Picture Each Room: _____
2. 1 Picture Each Bathroom: _____
3. Extra Pictures of Kitchen: _____
4. Extra Pictures of Interest: _____