

Property Condition Report: Buyer and Seller Record

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Property

WALK DATE

RECORDED BY

PROPERTY ADDRESS

CITY AND STATE

BUYER NAMES

SELLER NAMES

RECORDED AS

YEAR BUILT (APPROX.)

OCCUPANCY TODAY

WEATHER DURING THE WALK

☐ Owner or agent present

Exterior

Item	Good	Fair	Poor	N/A	Notes
Exterior wall covering	☐	☐	☐	☐	
Trim, eaves, soffits, and fascia	☐	☐	☐	☐	
Exterior doors	☐	☐	☐	☐	
Exterior windows	☐	☐	☐	☐	
Walks, driveway, and steps	☐	☐	☐	☐	
Exterior railings and guards	☐	☐	☐	☐	
Grade and drainage at the house	☐	☐	☐	☐	
Vegetation and soil against the house	☐	☐	☐	☐	
Gutters and downspouts	☐	☐	☐	☐	
Porch, patio, or deck	☐	☐	☐	☐	

Roof from the ground

Item	Good	Fair	Poor	N/A	Notes
Roof covering visible from the ground	☐	☐	☐	☐	
Missing, curling, or damaged covering	☐	☐	☐	☐	
Visible flashings and roof penetrations	☐	☐	☐	☐	

Skylights	☐	☐	☐	☐	_____
Chimney from the ground	☐	☐	☐	☐	_____
Roof line sag or unevenness	☐	☐	☐	☐	_____
Signs of an active roof leak inside	☐	☐	☐	☐	_____

Structure and interior

Item	Good	Fair	Poor	N/A	Notes
Floors	☐	☐	☐	☐	_____
Walls and ceilings	☐	☐	☐	☐	_____
Moisture stains on walls or ceilings	☐	☐	☐	☐	_____
Interior doors	☐	☐	☐	☐	_____
Interior windows	☐	☐	☐	☐	_____
Stairs, handrails, and guards	☐	☐	☐	☐	_____
Visible settlement signs	☐	☐	☐	☐	_____
Attic access viewed if safe	☐	☐	☐	☐	_____

Plumbing

Item	Good	Fair	Poor	N/A	Notes
Main water shutoff located	☐	☐	☐	☐	_____
Functional flow at fixtures	☐	☐	☐	☐	_____
Toilets flush	☐	☐	☐	☐	_____
Sinks, tubs, and showers drain	☐	☐	☐	☐	_____
Visible plumbing leaks	☐	☐	☐	☐	_____
Water heater present, no active leak	☐	☐	☐	☐	_____
Hot water at a fixture	☐	☐	☐	☐	_____
Fuel shutoff located if gas is present	☐	☐	☐	☐	_____

Electrical

Item	Good	Fair	Poor	N/A	Notes
Main panel cover in place	☐	☐	☐	☐	_____
Representative outlets work	☐	☐	☐	☐	_____
GFCI at observed wet locations	☐	☐	☐	☐	_____
Switches and lights work	☐	☐	☐	☐	_____
No exposed or damaged wiring	☐	☐	☐	☐	_____

Smoke detectors present	☐	☐	☐	☐	_____
Carbon monoxide detectors present	☐	☐	☐	☐	_____
Service drop or meter area from the ground	☐	☐	☐	☐	_____

HVAC

Item	Good	Fair	Poor	N/A	Notes
Heating operates with normal controls	☐	☐	☐	☐	_____
Cooling operates if weather allows	☐	☐	☐	☐	_____
Thermostat present and responding	☐	☐	☐	☐	_____
Filter accessible	☐	☐	☐	☐	_____
Outdoor unit clear of debris	☐	☐	☐	☐	_____
Registers or radiators deliver air or heat	☐	☐	☐	☐	_____
No unusual odor, rust, or water at the unit	☐	☐	☐	☐	_____

Kitchen

Item	Good	Fair	Poor	N/A	Notes
Sink, faucet, and drain	☐	☐	☐	☐	_____
Cabinets and counters	☐	☐	☐	☐	_____
Range or cooktop	☐	☐	☐	☐	_____
Oven	☐	☐	☐	☐	_____
Dishwasher if remaining	☐	☐	☐	☐	_____
Refrigerator if remaining	☐	☐	☐	☐	_____
Kitchen exhaust	☐	☐	☐	☐	_____
Outlet near the sink	☐	☐	☐	☐	_____

Baths

Item	Good	Fair	Poor	N/A	Notes
Toilet	☐	☐	☐	☐	_____
Sink and faucet	☐	☐	☐	☐	_____
Tub or shower	☐	☐	☐	☐	_____
Surround, caulk, and grout	☐	☐	☐	☐	_____
Bath exhaust fan	☐	☐	☐	☐	_____
GFCI in the bath	☐	☐	☐	☐	_____
Floor around wet fixtures	☐	☐	☐	☐	_____

Moisture or staining in the bath

☐☐☐☐

Garage and other

Item	Good	Fair	Poor	N/A	Notes
Vehicle door	☐	☐	☐	☐	
Opener and visible safety sensors	☐	☐	☐	☐	
Garage floor	☐	☐	☐	☐	
Wall or ceiling toward living space	☐	☐	☐	☐	
Laundry hookups	☐	☐	☐	☐	
Fireplace or wood stove if present	☐	☐	☐	☐	
Shed or outbuilding	☐	☐	☐	☐	
Other rooms or systems not listed	☐	☐	☐	☐	

Findings and sign-off

CONDITION NOTES AND POOR ITEMS

ITEMS FOR A LICENSED INSPECTOR OR SPECIALIST

ACTION

BUYER SIGNATURE

SELLER SIGNATURE

TIME SIGNED

Reference only. Verify against local codes, a licensed inspector or a qualified contractor.