

"State of the Maintenance" Survey

Location: _____

Date: _____

By: Jack Handy, LLC

SYSTEM	DESCRIPTION	DEFICIENCY	MAINTENANCE
EXTERIOR			
SITE:			
Plantings			
Driveway			
Walkway			
Retaining Walls			
Fences			
Encroachments			
Water Controls			
Grade:			
General			
Finish			
FOUNDATION:			
Materials			
Condition			
AREAWAYS:			
Location			
Condition			
STEPS TO HOUSE:			
Location			
Condition			
DECKS, TERRACES:			
Structural Support			
Evidence of Heaving			
Surface Materials			
Condition			
GARAGE:			
Floor			

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SYSTEM	DESCRIPTION	DEFICIENCY	MAINTENANCE
Walls			
Electrical			
Garage Door			
Electric Operation			
Safety Stop			
EXTERIOR WALLS:			
Cladding			
Surface Condition			
Penetrations			
First Floor			
Second Floor			
EXTERIOR WINDOWS:			
Type			
Glazing/Insulation			
FRAMES:			
Cracks/Caulk			
Sill/Rot			
ROOF OVERHANGS:			
Condition Soffits			
Closed/Open			
Vents			
Condition Drip Edge			
Condition Moldings			
ROOF: viewed from ground			
SHINGLES: TYPE/CONDITION			
FLASHING: TYPE/CONDITION			
INTERIOR			
ENTRY:			
Doors			
Screen Sills			

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SYSTEM	DESCRIPTION	DEFICIENCY	MAINTENANCE
Trim			
Hardware			
Locking Mechanism			
INTERIOR:			
Doors			
NEED ADJUSTMENT? Y/N Quantity: _____			
Location			
Hardware			
Fit & Finish			
Trim			
Windows			
NEED ADJUSTMENT? Y/N Quantity: _____			
Type			
Glazing			
Operation			
Fit & Finish			
Trim			
KITCHEN:			
Appliances			
Range			
Location			
Type			
Range Hood			
Dishwasher			
Refrigerator			
Sink			
Faucets/Sprayer			
Electrical Outlets			
Grounded			
GFCI			

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SYSTEM		DESCRIPTION	DEFICIENCY	MAINTENANCE
	Number			
Small Appliances				
Lighting				
Task Lighting				
Ambient (Room)				
Special				
Floor				
Surface Materials				
Stability				
Level				
UTILITY:				
Water Heater				
	Type			
	Size			
	Safety Valve			
	Pan with drip			
Washer				
	Type			
	Operation			
	Empty Operation			
Dryer				
	Type			
	Operation			
	Venting			
	Lint Filter			
Water Conditioner				
	Plumbing Connections			
	Service (Leased? Owned?)			
Other Water Equipment				
	Pump & Tank			

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SYSTEM	DESCRIPTION	DEFICIENCY	MAINTENANCE
Pressure Gauge			
Operation			
Filter System			
Type			
INTERIOR WALLS:			
Type: General Condition			
Drywall			
Plaster			
Stucco			
Masonry			
Paneling			
Defects, Cracks			
Minor			
Major			
Trim			
Baseboards			
Chair Rail			
Raised Panels			
Crown Molding			
CEILINGS:			
Type: General Condition			
Drywall			
Plaster			
Smooth Finish			
Acoustic			
Stipple			
Stains, Leaks, Damage			
Fixtures			
FLOORS:			
Hardwood			

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SYSTEM	DESCRIPTION	DEFICIENCY	MAINTENANCE
Softwood			
Tile			
Carpet			
Other			
Damage, Defects (Room)			
Stains			
Finish			
Uneven Surfaces			
(Suspect Structural)			
BATHROOMS:			
Type Floor			
Type Walls			
Fixtures (Operation)			
Toilet			
Sink			
Tub			
Shower			
Evidence of Leaks			
Isolating Valves			
Drains, Traps			
Functional Water Flow			
Test			
CLOSETS:			
Depth			
Clothes Rods			
Lights			
Type, Safety			
HAZARD CHECK:			
Smoke Detectors			
Working Y/N? Present?			

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SYSTEM		DESCRIPTION	DEFICIENCY	MAINTENANCE
Stairs				
	Even Rise			
	Railings			
Lighting (Controls)				
	GFCI			
ATTIC:				
Accessibility				
	Fixed Stairs			
	Pulldown			
	Scuttle			
Storage				
	Floored Space			
	Headroom			
Insulation				
	Installers Certificate?			
	Type, Amount			
	Placement			
Ventilation				
	Air Inlets			
	Air Outlets			
	Louvers			
	Power Vent Fans			
	Windows			
Structural				
	Framing			
	Sheathing			
	Evidence of Leaks			
Lighting				
	Wall Switch			
	Pull Chain			

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SYSTEM	DESCRIPTION	DEFICIENCY	MAINTENANCE
Can Space convert?			
Utilities			
Vent Piping			
Type			
Leaks			
Heat, Other pipes			
Wrap			
Type Insulation			
Wiring			
Type			
Visual Condition			
Chimney Penetration			
Evidence of Leaks			
Bricks			
Flashing			
Cracks			
Mortar Condition			
Gas Venting			
Proper Installation			
Clearance			
Other Exhaust Pipe/Duct			
HVAC Ducting			
Trunk			
Type			
Seams			
Feeder			
Type			
Seams			
SPECIAL HOME FEATURES:			
Fireplace			

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SYSTEM	DESCRIPTION	DEFICIENCY	MAINTENANCE
Type			
Condition			
Usable Presently?			
Damper			
Combustion Fuel			
OTHER FEATURE ITEMS			