

Anderson Inspection Method (AIM) Tool (Page 1 of 5)

	Circle the most fitting answer for each line:			Notes
	Good	Fair	Poor	
I. Exterior & First Impression				
Quality of neighborhood and street	Litter-free and nice homes	Some litter & deterioration	Litter and vacant/deteriorating homes	
Neighboring Homes to each side of property	Litter-free and nice homes	Some litter & deterioration	Litter and vacant or deteriorating homes	
Grounds, Lawn and Landscaping	Excellent landscaping	Plain landscaping or overgrown grass	Wildly overgrown, poor grounds, or retaining walls falling apart	
Trees and Other	Nice trees, no problems	No significant tree issues	Trees growing into foundation or electrical wires	
Grading of the ground	Ground slopes away from house	Average grading	Ground slopes toward house and evidence of damage	
General look of house	Very nice	Fair	Terrible	
Roof	In excellent shape	In adequate shape	In rough shape with signs of leaking	
Siding type and quality	Good quality and appearance	Good quality but needs cleaning	Needs new siding or brick needs repointing	
Any Paint, Front	Very nice	Worn, but not flaking	Flaking paint	
Steps (Exterior)	In excellent shape	In adequate shape	In rough shape, uneven, too steep or missing handrail	
Porch	Very nice	Old or dated	Falling apart in places	
Quality of door & lock	Very nice	Functional but fair looking	Non-functional, non-locking	
Garage	In excellent shape	In adequate shape	In rough shape	
<u>I. Exterior and General Impression: Other Notes and General Comments:</u>				
<u>Address:</u>				

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Anderson Inspection Method (AIM) Tool (Page 2 of 5)

	Circle the appropriate answer for each line:			Notes
II. Basement	Good	Fair	Poor	
Steps (Interior to Basement)	In excellent shape	In adequate shape	In rough shape, uneven, too steep or missing handrail	
Is there a smell?	None	Mildly damp	Moldy	
Moisture on floor	None	Damp	Puddles or dark patches of mold	
Asbestos tiles (Usually 9"x9" tiles)	None	9"x9" tiles present, intact	9"x9" tiles present, not intact	
Moisture in rafters	None	Past signs of a leak	Signs of a current leak	
Moisture in rafters along edge of house	Dry	Dry	Damp; check for termite tunnels	
Airtight rafters along edge of house	Dark/ Airtight	Dark/ Airtight	Sunlight visible	
Pipes	Copper or CPVC; no leaks	Galvanized steel	Galvanized steel with corrosion and evidence of pinhole leaks in parts	
Wires	New wiring and box	New wiring and small box	Knob and tube	
Furnace, Heat Pump or Boiler	New	Old, connected and working	Old, signs of age (puddles, corrosion); presence of oil tank or boiler	
Hot Water Heater	New	5-10 years old, connected and working	10+ years old; signs of age (puddles, etc)	
II. Basement: Other Notes and General Comments				
<p>Date of Furnace/Boiler:</p> <p>Date of Hot Water Heater:</p>				
Address:				

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Anderson Inspection Method (AIM) Tool (Page 3 of 5)

	Circle the appropriate answer for each line:			Notes
III. Whole House	Good	Fair	Poor	
General look	Modern and clean	Basic but decent	Dirty, falling apart or ancient	
Lighting & Ceiling Fans	Modern, bright, clean, and working	Functional but dated or dirty	Dated, dull, dirty, falling apart, broken	
Windows	Modern and clean	Functional but unattractive; no lead paint	Old, lead paint, unopenable, or they fall down	
Exterior-facing Walls	Flat, smooth	Flat	Warped, caving, leaning, sunlight visible	
Wall Paint	Modern, nice	Plain or dirty but not flaking	Flaking*, wet, or moldy	
Steps (Interior Main)	In excellent shape	In adequate shape	In rough shape, uneven, too steep or missing handrail	
Floors	Beautiful	Clean and in decent shape	Dirty carpet, rough hardwood, or breaking tile	
Floors – Look under items or rugs	No difference	Object/rug is hiding some minor flaw	Object/rug is hiding a major defect	
Ceiling	Flat, smooth	Former signs of leak, but dry	Caving, bubbling, wet, moldy	
Ceiling Paint	Lovely	Plain or dirty	Wet or flaking*	
Doors	Lovely appearance; latch and don't rub when shut	Fair appearance; Latch and don't rub	Ugly, missing, non-latching, rubbing against frame when shut	
III. Whole House: Other Notes and General Comments: Number of bedrooms? Other rooms? * Note: Visual evidence of flaking or peeling paint can be the source of a failed lead inspection.				
Address:				

Anderson Inspection Method (AIM) Tool (Page 4 of 5)

	Circle the appropriate answer for each line:			Notes
IV. Kitchen	Good	Fair	Poor	
General look	Modern and clean	Basic but decent	Dirty, falling apart, or ancient	
Lighting	Modern, bright, clean	Functional but dated	Dated, dull, or falling apart	
Essential Appliances (Refrigerator, Oven, Stove)	Modern and working	Functional but dated	Non-functional or missing	
Extras: Dishwasher, Garbage Disposal, Ice Maker, Built-in Microwave	All present, modern and clean	Some present, functional but dated	None present or working	
Sink & Faucet	Modern, nice and clean	Basic, fair	Old, worn, dripping	
Countertops	Modern, nice and clean	Basic, fair	Falling apart or disgusting	
Under the sink	Clean, no stains	Water stains from prior sink leaks but dry	Pooling water from leak; evidence of mice (droppings)	
Cabinets – Exterior	Nice, modern, clean	Plain but in good shape	Doors missing, falling apart, ugly or dirty	
Cabinets – interior	Nice, level, clean	Plain or stained	Very warped, dirty, or deteriorating, or evidence of mice	
IV. Kitchen: Other Notes and General Comments:				
Address:				

Anderson Inspection Method (AIM) Tool (Page 5 of 5)

	Circle the appropriate answer for each line:			Notes
V. Bathrooms	Good	Fair	Poor	
Bathroom #1: General look	Modern and clean	Basic but decent	Dirty, falling apart, or ancient	
Bathroom #1: Lighting	Modern, bright, clean	Functional but dated	Dated, dull, or falling apart	
Bathroom #1: Shower Fixtures	Modern and working	Functional but dated	Non-functional, leaking, broken, or missing	
Bathroom #1: Tub	Clean and new-looking	Plain, dated or tired-looking, areas of missing caulk	Dirty, broken, flaking refinish, moldy caulk	
Bathroom #1: Toilet	Modern and working	Functional but dated	Toilet not working, leaking, "running," or missing	
Bathroom #2: General look	Modern and clean	Basic but decent	Dirty, falling apart, or ancient	
Bathroom #2: Lighting	Modern, bright, clean	Functional but dated	Dated, dull, or falling apart	
Bathroom #2: Shower Fixtures	Modern and working	Functional but dated	Non-functional, leaking, broken, or missing	
Bathroom #2: Tub	Clean and new-looking	Plain, dated or tired-looking, areas of missing caulk	Dirty, broken, flaking refinish, moldy caulk	
Bathroom #2: Toilet	Modern and working	Functional but dated	Toilet not working, leaking, "running," or missing	
<u>V. Bathrooms: Other Notes and General Comments:</u>				
<p style="margin-left: 40px;">Number of Bathrooms: ____ Full ____ Half ____ $\frac{3}{4}$ (toilet, sink & standing shower)</p>				
<u>Address:</u>				

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