

Rating Sheet

The 6-Minute Home Inspection Guide

Property Address: _____

House No: _____

Date and Time: _____

Prepared By: _____

A											B	C	D	E
Determine score 1 to 10 Inspection elements											Enter your comments	Transfer Score 1-10	Weighted Value 1-5	Relative Score Cx D
1. The Approach														
Neighborhood	1	2	3	4	5	6	7	8	9	10		X		=
Visual Approach	1	2	3	4	5	6	7	8	9	10		X		=
	1	2	3	4	5	6	7	8	9	10		X		=
2. Interior Spaces														
Entry (overall)	1	2	3	4	5	6	7	8	9	10		X		=
Kitchen (overall)	1	2	3	4	5	6	7	8	9	10		X		=
Sink	1	2	3	4	5	6	7	8	9	10		X		=
Oven	1	2	3	4	5	6	7	8	9	10		X		=
	1	2	3	4	5	6	7	8	9	10		X		=
Bathrooms (overall)	1	2	3	4	5	6	7	8	9	10		X		=
Sink/Lav	1	2	3	4	5	6	7	8	9	10		X		=
Toilet	1	2	3	4	5	6	7	8	9	10		X		=
Shower/Tub	1	2	3	4	5	6	7	8	9	10		X		=
Laundry	1	2	3	4	5	6	7	8	9	10		X		=
	1	2	3	4	5	6	7	8	9	10		X		=
Rooms (overall)	1	2	3	4	5	6	7	8	9	10		X		=
Living	1	2	3	4	5	6	7	8	9	10		X		=
Family	1	2	3	4	5	6	7	8	9	10		X		=
Dining	1	2	3	4	5	6	7	8	9	10		X		=
Bedrooms	1	2	3	4	5	6	7	8	9	10		X		=
Office	1	2	3	4	5	6	7	8	9	10		X		=
	1	2	3	4	5	6	7	8	9	10		X		=
Attic	1	2	3	4	5	6	7	8	9	10		X		=
Balcony/Deck	1	2	3	4	5	6	7	8	9	10		X		=
Interior (overall)	1	2	3	4	5	6	7	8	9	10		X		=
Water Intrusion	1	2	3	4	5	6	7	8	9	10		X		=
Floors	1	2	3	4	5	6	7	8	9	10		X		=
Stairs	1	2	3	4	5	6	7	8	9	10		X		=
	1	2	3	4	5	6	7	8	9	10		X		=
3. Home Exterior														
Grade slopes	1	2	3	4	5	6	7	8	9	10		X		=
Earth separation	1	2	3	4	5	6	7	8	9	10		X		=
Wood fence	1	2	3	4	5	6	7	8	9	10		X		=
4. Additional Tips														
Utilities	1	2	3	4	5	6	7	8	9	10		X		=
Orientation	1	2	3	4	5	6	7	8	9	10		X		=
Energy efficient	1	2	3	4	5	6	7	8	9	10		X		=
Yards	1	2	3	4	5	6	7	8	9	10		X		=
	1	2	3	4	5	6	7	8	9	10		X		=
5. Your Additional Elements														
	1	2	3	4	5	6	7	8	9	10		X		=
	1	2	3	4	5	6	7	8	9	10		X		=
	1	2	3	4	5	6	7	8	9	10		X		=
	1	2	3	4	5	6	7	8	9	10		X		=

Read the INSTRUCTIONS before completing the form.

Column A - Select Score: Give score 1 thru 10 with 1 being poor / 5 fair / 10 excellent.

Column B - Your Comments

Column C - Transfer Score from Column A

Column D - Enter Weighted Value Score 1 thru 5 with 1 being Low / 5 being high

TOTAL SCORE
Grand Total

INSTRUCTIONS FOR HOME INSPECTION RATING SHEET

Before you attempt to fill out a Rating Sheet, read the *The 6-Minute Home Inspection Guide* to acquire a sense of its message and format.

COLUMN A

This column serves as a checklist of inspection elements. Blank spaces are provided for you to add inspection elements not listed. Similar room types (such as bedrooms) are represented by a single score. You may also add lines if you choose to expand the list to differentiate between similar rooms (master bedroom, guest bedroom). Circle the score you wish to give each inspection item. Scores range from 1 to 10:

- 1 indicates a poor or unacceptable condition
- 5 indicates a fair condition
- 10 indicates an excellent condition

COLUMN B

This column provides a convenient space for you to enter notes in support of the score you selected. For example, “room spacious, lots of light,” or “lots of countertop and cabinets.”

COLUMN C

Transfer the score you selected in Column A into Column C.

COLUMN D

In Column D, enter a “weighted value” on a scale of 1 to 5. Here you have a chance to make a value judgment of the relative importance of any particular element of inspection. For example, gourmet cooks would enter a higher weighted value to the kitchen (5) than they would to the bedrooms (3). If the quality of the neighborhood is most important to you, enter a higher weighted value (5) than you would for splashy bathrooms (2).

The Weighted Values that you select must remain the same for all of the homes you rate. *This column will be identical for all of the properties you view.*

A weighted value of 1 does not mean you are giving a bad score. The Number 1 in Column D simply means that this category is not as important to your family as Numbers 2, 3, 4, and 5. If you later find that you want to change any weighted values, you may do so, provided you make the same change in Column D for all the properties you visit.

COLUMN E

This column represents the Product of **Score x Value** (Column E = Column C x Column D). Add the Grand Total at the bottom right-hand side of the sheet.

How We Compare the Scores

After you have inspected several homes and have a Rating Sheet completed for each, locate the Grand Totals in Column E and arrange them in ascending order. For now, put aside the lower scores and keep only the three or four higher candidates.

Your final choice should not necessarily be based on the highest Grand Total number. Your final choice(s) should be based on compromises and consensus reached by your family members and stake holders.

Submit the top choices to your Real Estate Agent, along with your comments. Let him or her negotiate the purchase for you.

If you have any questions about the Rating Sheet, contact us at www.GrassrootsPublishingGroup.com