Property Field Checklist

918 S 35th St

918 S 35th St, South Bend, IN 46615

Oct 14, 2026, 1:08pm CDT

18/18 Tasks Completed

St. Joseph Realty Group

Charles Galvin

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15743996286

Investor Acknowledgement & Disclaimer

Completed by Charles Galvin on Oct 14, 2026, 12:51pm CDT

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Exterior

External Obsolescence

Completed by Charles Galvin on Oct 14, 2026, 12:51pm CDT

A type of depreciation caused by factors outside the property's boundaries (i.e. factories, commercial buildings, busy street, deteriorated houses, train tracks etc.)

If so, describe:



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Perimeter Photo Walk

Completed by Charles Galvin on Oct 14, 2026, 12:54pm CDT

Walk the full exterior of the property and take clear, well-lit photos from each angle:
-Front of house – Include full street view and close-up of front entry.
-Left side – Capture siding, windows, foundation, and any visible issues.
-Rear of house – Include the yard, deck, AC unit, back door, and garage if applicable.
-Right side – Same as left: siding, windows, any mechanicals or access points.
-Driveway & Parking – Show off-street parking or garage approach.
-Any detached structures – Sheds, outbuildings, etc.

What is the siding material?

brick

Do exterior steps and stoops have handrails?

Yes | No | N/A

Is there an AC Unit?

Yes | No | N/A

Fencing material and quality:

wood fair

Driveway/sidewalk/stoop condition?

no driveway, walkway good

General Condition of the Windows:

poor

Window Material

☑ Wood | ☐ Single pane | ☐ Vinyl | ☑ Metal

Describe any exterior defects

woodpecker hole in load bearing post on back porch, could be sign of insects,
maple tree leaning towards house, also rotted inside, recommend removal

Is there a visible well?

Yes | No | N/A

Is there a visible septic lid?

Yes | No | N/A

If there is a septic, is it a mound system?

Yes | **No** | N/A

Is there a gas meter?

Yes | No | N/A

Is there an electric meter?

Yes | No | N/A

Additional Notes



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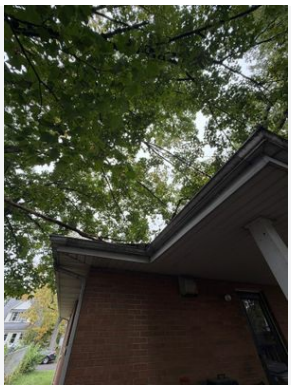
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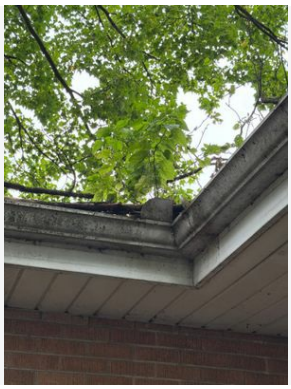
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Roof

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Stand back far enough to capture the full roofline from the front, back, and both sides. Zoom in on defects.

Roof Material

- [x] Asphalt Shingle
- [ ] Metal
- [ ] Other

Any missing or damaged shingles?

Yes | No | N/A

Sagging or uneven sections?

Yes | No | N/A

Flashing and chimney concerns?

Yes | No | N/A

Gutter condition and drainage concerns?

Yes | No | N/A

Trees touching or overhanging?

Yes | No | N/A

Additional roofing notes:



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Interior

Odor Check

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Add photos of any items contributing to odors

General Smell Upon Entry:

- [ ] Fresh/neutral
- [ ] Air Fresheners
- [ ] Musty/damp
- [x] Cigarette
- [ ] Cannabis
- [ ] Fire
- [x] Pet
- [ ] Mold/Mildew
- [ ] Chemical/Cleaner
- [ ] Strong food or cooking odor
- [ ] Gas leak
- [ ] Feces
- [ ] Dirty (in general)
- [ ] Old

Additional notes on smells such as location and intensity:

basement smells like cat urine

Living Room / Common Areas

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-Wide shots from at least two corners
-Flooring, ceiling, and wall condition
-Lighting fixtures and windows
-Any cracks, stains, or cosmetic issues

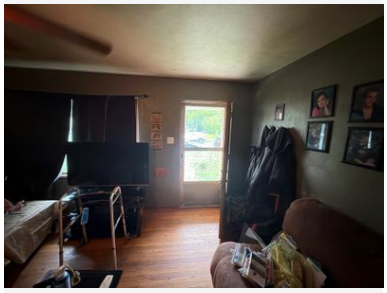
Additional Living Space Notes:



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Kitchen

Completed by Charles Galvin on Oct 14, 2026, 12:59pm CDT
-Wide shot from entry
-Cabinets
-Countertops, sink, and faucet
-Appliances (fridge, stove, etc.)
-Under-sink plumbing
-Flooring and lighting

Dishwasher present?

Yes | No | N/A

Additional Kitchen Notes:



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Bathrooms

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-Full room wide shot
-Vanity, sink, under sink, mirror
-Toilet and tub/shower
-Close-up of tile, grout, or damage
-Vent fan or window

How many bathrooms?

1

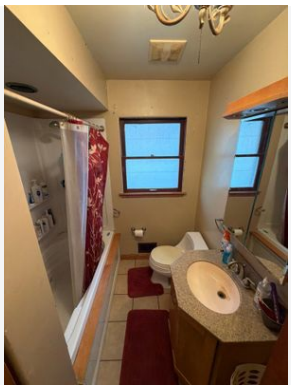
Additional Bathroom Notes:



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Bedrooms

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-Wide shots from each corner
-Closet space (doors open)
-Windows and natural light
-Flooring condition

How many bedrooms with closets?

2, only able to access one

Are there any rooms that could be bedrooms if a closet was added? If so, describe:

basement

The legal minimum size of a bedroom is 7x7. Are there any bedrooms that below that size? Please describe:

no

Are any bedrooms in a loft space that have less than 7' of headroom? If so, describe:

no

Additional Bedroom Notes:



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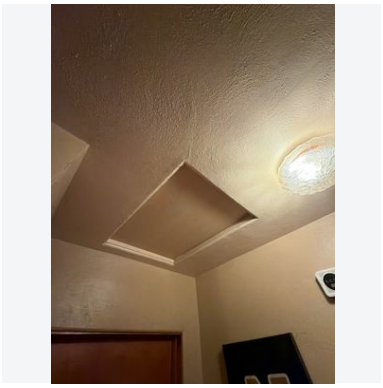
Attic (if accessible)

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-Insulation coverage
-Roof underside for leaks or light showing through
-Ventilation and access condition

Is there attic access for a home inspector?

Yes | No | N/A

Additional attic notes:



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Basement/Foundation

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-Full room shots
-Joists
-HVAC, Plumbing, and Electrical Runs

Is any part of the basement finished? If so, describe:

no

Is there any legal secondary egress out of the basement?

no

Is there at least 7 feet of headroom in the finished and unfinished parts of the basement?

yes

Signs of water damage or mold?

Yes | No | N/A

Foundation walls and floor: any cracks or bows?

Yes | No | N/A

Is there a sump pump?

Yes | No | N/A

Is a dehumidifier present?

Yes | No | N/A

If there is a crawl space, describe/photograph accessibility:

none

Foundation Material:

poured concrete

Additional Basement Notes:

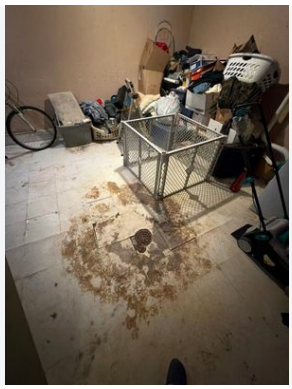
no signs of mold, but water had come up through the floor drain. owner said the mainline had been clogged and he just recently had it cleared

Is there a visible water meter?

Yes | No | N/A



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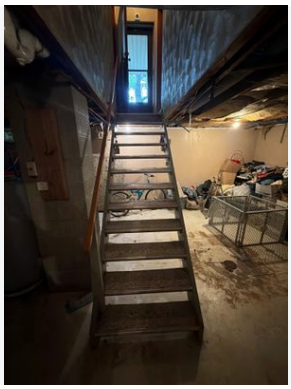
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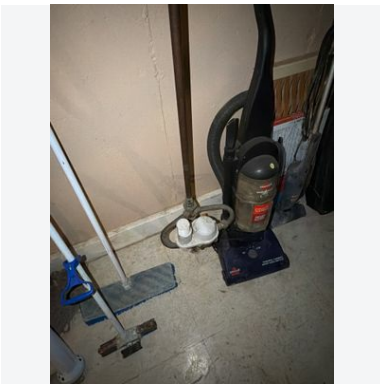
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Utilities

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Check if on:

- [x] Electricity
- [x] Gas
- [x] Water
- [ ] None

Additional notes on utilities:

Systems & Mechanicals

Heating System

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Take photo of the service tag if present

Type:

- [x] Central
- [ ] Mini-Split
- [ ] Radiator
- [ ] Baseboard
- [ ] Window Units
- [ ] None present

Is the furnace high efficiency?

- [x] Yes
- [ ] No
- [ ] N/A

Visible Condition:

- [ ] Newer
- [ ] Functioning
- [x] Needs Attention
- [ ] Condition Unknown

Additional Heating Notes:

Someone was there tinkering with it during walkthrough



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Water Heater

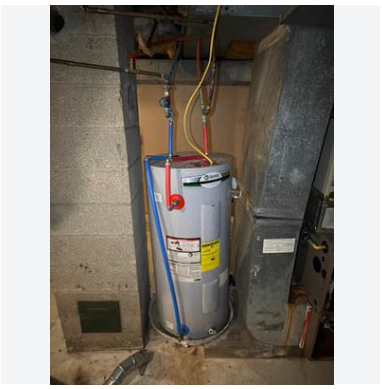
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Take photo of the install date if present

Type:

- [ ] Gas
- [x] Electric
- [ ] Tankless
- [ ] None Present

Visible Condition:

- [x] Good
- [ ] Rusty
- [ ] Leaking
- [ ] NA



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Electrical

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Panel type:

- [x] Breakers
- [ ] Fuses

Panel Amps:

100

Visible knob and tube?

Yes | **No** | N/A

Panel Location:

basement



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Plumbing

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Visible Leaks?

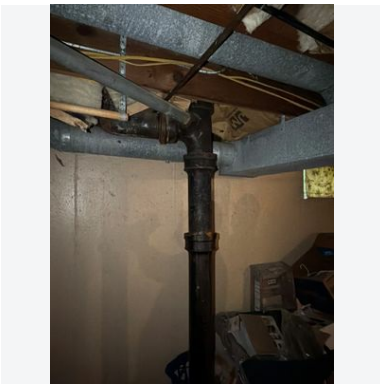
no

Main drain line material:

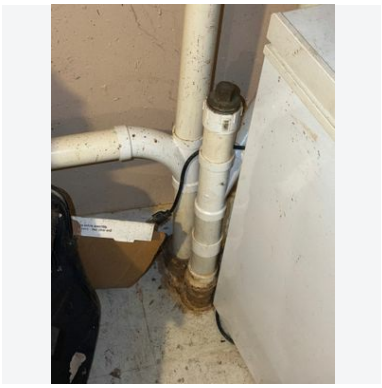
☐ PVC | ☑ Cast Iron | ☐ NA

Location of laundry hook ups:

hallway



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Misc.

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Any deflection or softness in the flooring?

no

Any structural concerns?

none apparent

Any functional concerns?

no

Any pest activity?

possibly, post on back porch

General

Any Additional Notes

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