

ABANDONED PROPERTY INSPECTION SURVEY

A bank walkaway occurs when a bank decides to not foreclose on a defaulted mortgage or to not complete a foreclosure. Fearing foreclosure and inaccurately assuming the bank has taken control of the property, the owner moves out of the house. This leaves homes in a state of limbo and the houses may be vacant and in dilapidated condition.

When neither the borrower nor the lender takes responsibility for a house, the community is left with the costs. In short, everybody says it's *not* their problem, and neighborhoods are left with the fact that it *is* their problem.¹ This instrument is designed to help identify those properties that are abandoned so that steps can be taken to address them before they become an even bigger problem for the community.

Tips:

- 1) Locate the property using Google Maps and Google Street View. Print copies of each and attach them to this survey.
- 2) Complete Part 1 regarding background information on the property before starting Part 2, which requires a physical survey of the property.
- 3) Number any photographs you take with the corresponding section of the survey.
- 4) Add relevant notes to the survey when applicable.
- 5) Carry identification and business cards to give to others if asked.
- 6) This inspection survey is intended to be a review of certain records related to a house and a visual inspection of its exterior. Be careful not to trespass when conducting this survey. Please do not enter onto any lot that is posted for trespassing, and you should never enter the home through any open or locked door or window. Otherwise, please exercise caution and good judgment.

Part 1: Background & Summary Information

Inspector: _____

¹ For more information, see http://en.wikipedia.org/wiki/Bank_walkaway and the U.S. Government Accountability Office report on bank walkaways "Mortgage Foreclosures: Additional Mortgage Servicer Actions Could Help Reduce the Frequency and Impact of Abandoned Foreclosures" available at <http://www.gao.gov/assets/320/312243.pdf>.

Address: _____

City: _____

County: _____

Jurisdiction for code enforcement: _____

Type of Property:

- Single Family Multifamily Vacant Lot [Note: If vacant, end investigation]

Special Proceedings case number: _____

Has a Substitution of Trustee (SOT) been recorded? Yes No

Foreclosure case file opened on: _____

Length of time in foreclosure: _____ years and/or _____ months

Current phase of the foreclosure: _____

Date of the last action: ____/____/____

Utilities Connected:

Water: Yes No

Power: Yes No

Neighborhood:

Urban Rural Suburban

Low Middle High Income

Minority Non-Minority Unknown

Maintained Deteriorating Deteriorated

PART 2: On Site Survey**1. Yard**

Lawn Mowed

 Yes No N/A

Overgrown Plants

 Yes No N/A

Accumulated trash/debris

 Yes No N/A

Accumulated mail in mailbox

 Yes No N/A**2. Windows & Doors**

Broken windows

 Yes No N/A

Front windows boarded

 Yes No N/A

Side or back windows boarded

 Yes No N/A

Doors closed and locked

 Yes No N/A

Doors padlocked

 Yes No N/A

Missing / Broken Shutters

 Yes No N/A**3. Structure**

House noticeably damaged

 Yes No N/A

Deck or Porch Damage

 Yes No N/A

Damaged roof

 Yes No N/A

Utilities meter(s) tampered with or exposed

 Yes No N/A

Gutters

 Missing Broken

Paint / Siding

 Chipping /Peeling Siding Damage Out of place Obstructed Graffiti

Visible water damage

Minor Moderate Severe

Improper rainwater drainage (from house)

Minor Moderate Severe

Mold

Minor Moderate Severe

Erosion

Minor Moderate Severe

4. Notices

“No trespassing” or “Warning” signs

Yes No N/A

For Sale Sign

Yes No N/A

Notices on door from servicer / owner

Yes No N/A

[Last date posted: ___/___/___]

Comments (describe the most significant characteristics of the property):

[Take Picture from the road]

[Take picture of front door close enough to read any notices posted]

PART 3: Neighbor Contact (If Possible)

Neighbor’s Signature: _____

Neighbor’s Printed Name: _____

Address: _____

Date: ___/___/___

PART 4: Evidence of Occupancy

- Lights on Cars in driveway / in front of house
- Pets Furniture in the house / yard

Other Signs of Occupancy:

PART 5: Conclusion

Overall Property Condition Score

- Excellent Good Average Poor Uninhabitable

Conclusion: Abandoned (No power or water, boarded up and blighted, no evidence of occupancy or residency)

Unoccupied and Vacant (No power or water, boarded up, but notices are posted and the property has little evidence of blight)

Unoccupied but not Vacant (No power or water but has furniture, yard items or other evidence of residency)

Occupied (Utilities connected. Indicators of residency)

I prepared this report form and attest by my signature below that it is, to the best of my recollection, a true and accurate description of the property based on an investigation which I personally conducted.

Investigator's Signature: _____

Investigator's Printed Name: _____

Date completed: _____

Time completed: _____