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| 1. 实地查勘基本情况                                                        |                              |
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| 实地查勘人: 黄英, 高鹏                                                      |                              |
| 2. 估价对象基本情况                                                        |                              |
| 楼盘推广名: 仁远别墅                                                        |                              |
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| 3. 权益状况                                                            |                              |
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|                   | 公交车站: 站名 南阜 线路 418.516.851.511.512.513.514.515.516.517.518.519.520.521.522.523.524.525.526.527.528.529.530.531.532.533.534.535.536.537.538.539.540.541.542.543.544.545.546.547.548.549.550.551.552.553.554.555.556.557.558.559.560.561.562.563.564.565.566.567.568.569.570.571.572.573.574.575.576.577.578.579.580.581.582.583.584.585.586.587.588.589.590.591.592.593.594.595.596.597.598.599.600.601.602.603.604.605.606.607.608.609.610.611.612.613.614.615.616.617.618.619.620.621.622.623.624.625.626.627.628.629.630.631.632.633.634.635.636.637.638.639.640.641.642.643.644.645.646.647.648.649.650.651.652.653.654.655.656.657.658.659.660.661.662.663.664.665.666.667.668.669.670.671.672.673.674.675.676.677.678.679.680.681.682.683.684.685.686.687.688.689.690.691.692.693.694.695.696.697.698.699.700.701.702.703.704.705.706.707.708.709.710.711.712.713.714.715.716.717.718.719.720.721.722.723.724.725.726.727.728.729.730.731.732.733.734.735.736.737.738.739.740.741.742.743.744.745.746.747.748.749.750.751.752.753.754.755.756.757.758.759.760.761.762.763.764.765.766.767.768.769.770.771.772.773.774.775.776.777.778.779.780.781.782.783.784.785.786.787.788.789.790.791.792.793.794.795.796.797.798.799.800.801.802.803.804.805.806.807.808.809.810.811.812.813.814.815.816.817.818.819.820.821.822.823.824.825.826.827.828.829.830.831.832.833.834.835.836.837.838.839.840.841.842.843.844.845.846.847.848.849.850.851.852.853.854.855.856.857.858.859.860.861.862.863.864.865.866.867.868.869.870.871.872.873.874.875.876.877.878.879.880.881.882.883.884.885.886.887.888.889.890.891.892.893.894.895.896.897.898.899.900.901.902.903.904.905.906.907.908.909.910.911.912.913.914.915.916.917.918.919.920.921.922.923.924.925.926.927.928.929.930.931.932.933.934.935.936.937.938.939.940.941.942.943.944.945.946.947.948.949.950.951.952.953.954.955.956.957.958.959.960.961.962.963.964.965.966.967.968.969.970.971.972.973.974.975.976.977.978.979.980.981.982.983.984.985.986.987.988.989.990.991.992.993.994.995.996.997.998.999.1000.1001.1002.1003.1004.1005.1006.1007.1008.1009.1010.1011.1012.1013.1014.1015.1016.1017.1018.1019.1020.1021.1022.1023.1024.1025.1026.1027.1028.1029.1030.1031.1032.1033.1034.1035.1036.1037.1038.1039.1040.1041.1042.1043.1044.1045.1046.1047.1048.1049.1050.1051.1052.1053.1054.1055.1056.1057.1058.1059.1060.1061.1062.1063.1064.1065.1066.1067.1068.1069.1070.1071.1072.1073.1074.1075.1076.1077.1078.1079.1080.1081.1082.1083.1084.1085.1086.1087.1088.1089.1090.1091.1092.1093.1094.1095.1096.1097.1098.1099.1100.1101.1102.1103.1104.1105.1106.1107.1108.1109.1110.1111.1112.1113.1114.1115.1116.1117.1118.1119.1120.1121.1122.1123.1124.1125.1126.1127.1128.1129.1130.1131.1132.1133.1134.1135.1136.1137.1138.1139.1140.1141.1142.1143.1144.1145.1146.1147.1148.1149.1150.1151.1152.1153.1154.1155.1156.1157.1158.1159.1160.1161.1162.1163.1164.1165.1166.1167.1168.1169.1170.1171.1172.1173.1174.1175.1176.1177.1178.1179.1180.1181.1182.1183.1184.1185.1186.1187.1188.1189.1190.1191.1192.1193.1194.1195.1196.1197.1198.1199.1200.1201.1202.1203.1204.1205.1206.1207.1208.1209.1210.1211.1212.1213.1214.1215.1216.1217.1218.1219.1220.1221.1222.1223.1224.1225.1226.1227.1228.1229.1230.1231.1232.1233.1234.1235.1236.1237.1238.1239.1240.1241.1242.1243.1244.1245.1246.1247.1248.1249.1250.1251.1252.1253.1254.1255.1256.1257.1258.1259.1260.1261.1262.1263.1264.1265.1266.1267.1268.1269.1270.1271.1272.1273.1274.1275.1276.1277.1278.1279.1280.1281.1282.1283.1284.1285.1286.1287.1288.1289.1290.1291.1292.1293.1294.1295.1296.1297.1298.1299.1300.1301.1302.1303.1304.1305.1306.1307.1308.1309.1310.1311.1312.1313.1314.1315.1316.1317.1318.1319.1320.1321.1322.1323.1324.1325.1326.1327.1328.1329.1330.1331.1332.1333.1334.1335.1336.1337.1338.1339.1340.1341.1342.1343.1344.1345.1346.1347.1348.1349.1350.1351.1352.1353.1354.1355.1356.1357.1358.1359.1360.1361.1362.1363.1364.1365.1366.1367.1368.1369.1370.1371.1372.1373.1374.1375.1376.1377.1378.1379.1380.1381.1382.1383.1384.1385.1386.1387.1388.1389.1390.1391.1392.1393.1394.1395.1396.1397.1398.1399.1400.1401.1402.1403.1404.1405.1406.1407.1408.1409.1410.1411.1412.1413.1414.1415.1416.1417.1418.1419.1420.1421.1422.1423.1424.1425.1426.1427.1428.1429.1430.1431.1432.1433.1434.1435.1436.1437.1438.1439.1440.1441.1442.1443.1444.1445.1446.1447.1448.1449.1450.1451.1452.1453.1454.1455.1456.1457.1458.1459.1460.1461.1462.1463.1464.1465.1466.1467.1468.1469.1470.1471.1472.1473.1474.1475.1476.1477.1478.1479.1480.1481.1482.1483.1484.1485.1486.1487.1488.1489.1490.1491.1492.1493.1494.1495.1496.1497.1498.1499.1500.1501.1502.1503.1504.1505.1506.1507.1508.1509.1510.1511.1512.1513.1514.1515.1516.1517.1518.1519.1520.1521.1522.1523.1524.1525.1526.1527.1528.1529.1530.1531.1532.1533.1534.1535.1536.1537.1538.1539.1540.1541.1542.1543.1544.1545.1546.1547.1548.1549.1550.1551.1552.1553.1554.1555.1556.1557.1558.1559.1560.1561.1562.1563.1564.1565.1566.1567.1568.1569.1570.1571.1572.1573.1574.1575.1576.1577.1578.1579.1580.1581.1582.1583.1584.1585.1586.1587.1588.1589.1590.1591.1592.1593.1594.1595.1596.1597.1598.1599.1600.1601.1602.1603.1604.1605.1606.1607.1608.1609.1610.1611.1612.1613.1614.1615.1616.1617.1618.1619.1620.1621.1622.1623.1624.1625.1626.1627.1628.1629.1630.1631.1632.1633.1634.1635.1636.1637.1638.1639.1640.1641.1642.1643.1644.1645.1646.1647.1648.1649.1650.1651.1652.1653.1654.1655.1656.1657.1658.1659.1660.1661.1662.1663.1664.1665.1666.1667.1668.1669.1670.1671.1672.1673.1674.1675.1676.1677.1678.1679.1680.1681.1682.1683.1684.1685.1686.1687.1688.1689.1690.1691.1692.1693.1694.1695.1696.1697.1698.1699.1700.1701.1702.1703.1704.1705.1706.1707.1708.1709.1710.1711.1712.1713.1714.1715.1716.1717.1718.1719.1720.1721.1722.1723.1724.1725.1726.1727.1728.1729.1730.1731.1732.1733.1734.1735.1736.1737.1738.1739.1740.1741.1742.1743.1744.1745.1746.1747.1748.1749.1750.1751.1752.1753.1754.1755.1756.1757.1758.1759.1760.1761.1762.1763.1764.1765.1766.1767.1768.1769.1770.1771.1772.1773.1774.1775.1776.1777.1778.1779.1780.1781.1782.1783.1784.1785.1786.1787.1788.1789.1790.1791.1792.1793.1794.1795.1796.1797.1798.1799.1800.1801.1802.1803.1804.1805.1806.1807.1808.1809.1810.1811.1812.1813.1814.1815.1816.1817.1818.1819.1820.1821.1822.1823.1824.1825.1826.1827.1828.1829.1830.1831.1832.1833.1834.1835.1836.1837.1838.1839.1840.1841.1842.1843.1844.1845.1846.1847.1848.1849.1850.1851.1852.1853.1854.1855.1856.1857.1858.1859.1860.1861.1862.1863.1864.1865.1866.1867.1868.1869.1870.1871.1872.1873.1874.1875.1876.1877.1878.1879.1880.1881.1882.1883.1884.1885.1886.1887.1888.1889.1890.1891.1892.1893.1894.1895.1896.1897.1898.1899.1900.1901.1902.1903.1904.1905.1906.1907.1908.1909.1910.1911.1912.1913.1914.1915.1916.1917.1918.1919.1920.1921.1922.1923.1924.1925.1926.1927.1928.1929.1930.1931.1932.1933.1934.1935.1936.1937.1938.1939.1940.1941.1942.1943.1944.1945.1946.1947.1948.1949.1950.1951.1952.1953.1954.1955.1956.1957.1958.1959.1960.1961.1962.1963.1964.1965.1966.1967.1968.1969.1970.1971.1972.1973.1974.1975.1976.1977.1978.1979.1980.1981.1982.1983.1984.1985.1986.1987.1988.1989.1990.1991.1992.1993.1994.1995.1996.1997.1998.1999.2000.2001.2002.2003.2004.2005.2006.2007.2008.2009.2010.2011.2012.2013.2014.2015.2016.2017.2018.2019.2020.2021.2022.2023.2024.2025.2026.2027.2028.2029.2030.2031.2032.2033.2034.2035.2036.2037.2038.2039.2040.2041.2042.2043.2044.2045.2046.2047.2048.2049.2050.2051.2052.2053.2054.2055.2056.2057.2058.2059.2060.2061.2062.2063.2064.2065.2066.2067.2068.2069.2070.2071.2072.2073.2074.2075.2076.2077.2078.2079.2080.2081.2082.2083.2084.2085.2086.2087.2088.2089.2090.2091.2092.2093.2094.2095.2096.2097.2098.2099.2100.2101.2102.2103.2104.2105.2106.2107.2108.2109.2110.2111.2112.2113.2114.2115.2116.2117.2118.2119.2120.2121.2122.2123.2124.2125.2126.2127.2128.2129.2130.2131.2132.2133.2134.2135.2136.2137.2138.2139.2140.2141.2142.2143.2144.2145.2146.2147.2148.2149.2150.2151.2152.2153.2154.2155.2156.2157.2158.2159.2160.2161.2162.2163.2164.2165.2166.2167.2168.2169.2170.2171.2172.2173.2174.2175.2176.2177.2178.2179.2180.2181.2182.2183.2184.2185.2186.2187.2188.2189.2190.2191.2192.2193.2194.2195.2196.2197.2198.2199.2200.2201.2202.2203.2204.2205.2206.2207.2208.2209.2210.2211.2212.2213.2214.2215.2216.2217.2218.2219.2220.2221.2222.2223.2224.2225.2226.2227.2228.2229.2230.2231.2232.2233.2234.2235.2236.2237.2238.2239.2240.2241.2242.2243.2244.2245.2246.2247.2248.2249.2250.2251.2252.2253.2254.2255.2256.2257.2258.2259.2260.2261.2262.2263.2264.2265.2266.2267.2268.2269.2270.2271.2272.2273.2274.2275.2276.2277.2278.2279.2280.2281.2282.2283.2284.2285.2286.2287.2288.2289.2290.2291.2292.2293.2294.2295.2296.2297.2298.2299.2300.2301.2302.2303.2304.2305.2306.2307.2308.2309.2310.2311.2312.2313.2314.2315.2316.2317.2318.2319.2320.2321.2322.2323.2324.2325.2326.2327.2328.2329.2330.2331.2332.2333.2334.2335.2336.2337.2338.2339.2340.2341.2342.2343.2344.2345.2346.2347.2348.2349.2350.2351.2352.2353.2354.2355.2356.2357.2358.2359.2360.2361.2362.2363.2364.2365.2366.2367.2368.2369.2370.2371.2372.2373.2374.2375.2376.2377.2378.2379.2380.2381.2382.2383.2384.2385.2386.2387.2388.2389.2390.2391.2392.2393.2394.2395.2396.2397.2398.2399.2400.2401.2402.2403.2404.2405.2406.2407.2408.2409.2410.2411.2412.2413.2414.2415.2416.2417.2418.2419.2420.2421.2422.2423.2424.2425.2426.2427.2428.2429.2430.2431.2432.2433.2434.2435.2436.2437.2438.2439.2440.2441.2442.2443.2444.2445.2446.2447.2448.2449.2450.2451.2452.2453.2454.2455.2456.2457.2458.2459.2460.2461.2462.2463.2464.2465.2466.2467.2468.2469.2470.2471.2472.2473.2474.2475.2476.2477.2478.2479.2480.2481.2482.2483.2484.2485.2486.2487.2488.2489.2490.2491.2492.2493.2494.2495.2496.2497.2498.2499.2500.2501.2502.2503.2504.2505.2506.2507.2508.2509.2510.2511.2512.2513.2514.2515.2516.2517.2518.2519.2520.2521.2522.2523.2524.2525.2526.2527.2528.2529.2530.2531.2532.2533.2534.2535.2536.2537.2538.2539.2540.2541.2542.2543.2544.2545.2546.2547.2548.2549.2550.2551.2552.2553.2554.2555.2556.2557.2558.2559.2560.2561.2562.2563.2564.2565.2566.2567.2568.2569.2570.2571.2572.2573.2574.2575.2576.2577.2578.2579.2580.2581.2582.2583.2584.2585.2586.2587.2588.2589.2590.2591.2592.2593.2594.2595.2596.2597.2598.2599.2600.2601.2602.2603.2604.2605.2606.2607.2608.2609.2610.2611.2612.2613.2614.2615.2616.2617.2618.2619.2620.2621.2622.2623.2624.2625.2626.2627.2628.2629.2630.2631.2632.2633.2634.2635.2636.2637.2638.2639.2640.2641.2642.2643.2644.2645.2646.2647.2648.2649.2650.2651.2652.2653.2654.2655.2656.2657.2658.2659.2660.2661.2662.2663.2664.2665.2666.2667.2668.2669.2670.2671.2672.2673.2674.2675.2676.2677.2678.2679.2680.2681.2682.2683.2684.2685.2686.2687.2688.2689.2690.2691.2692.2693.2694.2695.2696.2697.2698.2699.2700.2701.2702.2703.2704.2705.2706.2707.2708.2709.2710.2711.2712.2713.2714.2715.2716.2717.2718.2719.2720.2721.2722.2723.2724.2725.2726.2727.2728.2729.2730.2731.2732.2733.2734.2735.2736.2737.2738.2739.2740.2741.2742.2743.2744.2745.2746.2747.2748.2749.2750.2751.2752.2753.2754.2755.2756.2757.2758.2759.2760.2761.2762.2763.2764.2765.2766.2767.2768.2769.2770.2771.2772.2773.2774.2775.2776.2777.2778.2779.2780.2781.2782.2783.2784.2785.2786.2787.2788.2789.2790.2791.2792.2793.2794.2795.2796.2797.2798.2799.2800.2801.2802.2803.2804.2805.2806.2807.2808.2809.2810.2811.2812.2813.2814.2815.2816.2817.2818.2819.2820.2821.2822.2823.2824.2825.2826.2827.2828.2829.2830.2831.2832.2833.2834.2835.2836.2837.2838.2839.2840.2841.2842.2843.2844.2845.2846.2847.2848.2849.2850.2851.2852.2853.2854.2855.2856.2857.2858.2859.2860.2861.2862.2863.2864.2865.2866.2867.2868.2869.2870.2871.2872.2873.2874.2875.2876.2877.2878.2879.2880.2881.2882.2883.2884.2885.2886.2887.2888.2889.2890.2891.2892.2893.2894.2895.2896.2897.2898.2899.2900.2901.2902.2903.2904.2905.2906.2907.2908.2909.2910.2911.2912.2913.2914.2915.2916.2917.2918.2919.2920.2921.2922.2923.2924.2925.2926.2927.2928.2929.2930.2931.2932.2933.2934.2935.2936.2937.2938.2939.2940.2941.2942.2943.2944.2945.2946.2947.2948.2949.2950.2951.2952.2953.2954.2955.2956.2957.2958.2959.2960.2961.2962.2963.2964.2965.2966.2967.2968.2969.2970.2971.2972.2973.2974.2975.2976.2977.2978.2979.2980.2981.2982.2983.2984.2985.2986.2987.2988.2989.2990.2991.2992.2993.2994.29 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|-------------------------------------------------------------------------------------------------|----------------------------|---------------------------------|---------|
| 公共服务设施                                                                                          |                            |                                 |         |
| 商业设施                                                                                            | 购物中心/百货商场:                 |                                 |         |
|                                                                                                 | 专业市场/农贸市场/批发市场:            |                                 |         |
|                                                                                                 | 超市/便利店: 京客隆                |                                 |         |
| 医疗卫生                                                                                            | 医院:                        |                                 |         |
|                                                                                                 | 卫生服务站: 业主家园社区卫生服务站         |                                 |         |
| 金融邮电                                                                                            | 银行: 北京银行, 北京农商银行           |                                 |         |
|                                                                                                 | 邮局/电话局:                    |                                 |         |
| 教育                                                                                              | 高等院校:                      |                                 |         |
|                                                                                                 | 中小学: 八十中嘉源分校               |                                 |         |
|                                                                                                 | 幼儿园:                       |                                 |         |
| 楼宇四至                                                                                            | 东至: 7/6                    | 南至: 小区围墙                        |         |
|                                                                                                 | 西至: 714                    | 北至: 小区内道路 19.7m                 |         |
| 5. 实物状况                                                                                         |                            |                                 |         |
| 小区内环境: 健身设施 / 庭院小品 / 雕塑 / 人造水景 / 其他: _____                                                      |                            |                                 |         |
| 建筑类型: 板楼 (单元式 / 通廊式) / 塔楼 / 板塔结合 / 别墅 (独栋 / 双拼 / 联排 / 叠拼)                                       |                            |                                 |         |
| 外墙面装修: 清水砖墙 / 涂料 / 水刷石、干粘石 / 墙砖 / 石材 / 玻璃幕墙 / 外挂金属板<br>1-___层___ (材质) 墙裙 / 施工中 (即将/正在进行_____工程) |                            |                                 |         |
| 结构:                                                                                             |                            | 建成年代:                           |         |
| 房屋总层数 (填写实际楼层):                                                                                 |                            | 所在层次 (填写实际楼层):<br>地下有无采光井 / 采光窗 |         |
| 共用装修                                                                                            | 大堂:                        | 顶棚:                             | 墙面: 地面: |
|                                                                                                 | 首层电梯间:                     | 顶棚:                             | 墙面: 地面: |
|                                                                                                 | 本层电梯间:                     | 顶棚:                             | 墙面: 地面: |
|                                                                                                 | 楼梯间:                       | 顶棚:                             | 墙面: 地面: |
| 外门窗                                                                                             | 户门: 防盗门 / 木门 /             |                                 |         |
|                                                                                                 | 外窗: 木窗 / 铁窗 / 塑钢窗 / 铝合金窗 / |                                 |         |

| 内门: 无 / 木门 / 塑钢门 / 铝合金门 / 镁铝合金门 / 无框玻璃门           |                                 |                                           |                   |                                                   |
|---------------------------------------------------|---------------------------------|-------------------------------------------|-------------------|---------------------------------------------------|
| 单元类型: 平层 / 复式 / 错层 / 跃层                           |                                 | 通风: 良好 / 一般 / 较差                          |                   | 朝向: 南北                                            |
| 采光: 有 / 无遮挡                                       |                                 | 层高 (结构净高/净层高): 米                          |                   |                                                   |
| 实际户型: ____室____厅____厨____卫____储物间____阳台(封闭/开放)/开间 |                                 |                                           |                   |                                                   |
| 是/否进行户型改造                                         |                                 | 原户型: ____室____厅____厨____卫____储物间____阳台/开间 |                   |                                                   |
| 核对《房地平面图》所示范围是否与现状范围一致, 是/否存在违章新建、扩建、改建:          |                                 |                                           |                   |                                                   |
| 是否赠送院落 / 露台 / 地下室:                                |                                 |                                           |                   |                                                   |
| 使用状况: 自用 / 空置 / 出租                                |                                 | 实际用途: 住宅 / 办公 / 商业                        |                   |                                                   |
| 室内装修情况 毛坯未入住                                      |                                 |                                           |                   |                                                   |
| 部位                                                | 顶棚                              | 墙面                                        | 地面                | 配件及附属设备                                           |
| 客厅<br>卧室                                          | 涂料<br>吊顶: 石膏板 / 木质<br>角线: 石膏/木质 | 涂料/壁纸<br>软包                               | 水泥/地砖<br>木地板      | 木质: 窗帘盒/暖气罩/门套/窗套<br>踢脚: 木/瓷砖/石材<br>护墙角/壁柜/吊柜/入墙柜 |
| 厨房                                                | 涂料/铝扣板<br>PVC/石膏板               | 涂料/墙砖(全/墙裙)/马赛克                           | 水泥/地砖<br>马赛克      | 洗菜池: 陶瓷/不锈钢<br>简易橱柜/整体橱柜                          |
| 卫生间                                               | 涂料/铝扣板<br>PVC/石膏板               | 涂料/墙砖<br>马赛克                              | 水泥/地砖<br>马赛克      | 洗手池: 陶瓷/有机玻璃<br>座便器/蹲便器/小便器<br>浴缸/整体浴室/淋浴房/拖把池    |
| 阳台                                                | 涂料/铝扣板<br>PVC/石膏板               | 涂料/墙砖<br>马赛克                              | 水泥/地砖/<br>木地板/马赛克 | 木质: 窗帘盒/门套/窗套/<br>垭口<br>踢脚: 木/瓷砖/石材               |
| 室内<br>楼梯                                          | 涂料/石膏板                          | 涂料/壁纸                                     | 木地板/地<br>砖        | 扶手: 木质/不锈钢<br>栏杆(板): 木质/金属<br>踢脚: 木/瓷砖/石材         |
|                                                   |                                 |                                           |                   |                                                   |
|                                                   |                                 |                                           |                   |                                                   |
|                                                   |                                 |                                           |                   |                                                   |

☐是/☐否有未能进入部位, 处理办法:

负责人签字:

## 基础设施及设备情况

|        |                                                |
|--------|------------------------------------------------|
| 供水系统   | 市政管网供水 / 深井供水 / 中水系统 / (24 小时) 供应热水            |
| 排水系统   | 市政管网排水 / 地面排水                                  |
| 供电系统   | 市政供电                                           |
| 采暖系统   | 市政供暖 / 小区集中供暖 / 分户独立供暖 / 中央空调                  |
| 燃气系统   | 管道 (天然气 / 煤气 / 液化石油气) / 罐装煤气 / 无               |
| 空调系统   | 无 / 分体空调 (挂壁式 / 立柜式 / 吊顶式) / 窗式空调 / 中央空调       |
| 通讯系统   | 电话线 (入户 / 入楼) / 有线电视 (入户 / 入楼) / 宽带 (入户 / 入楼)  |
| 消防系统   | 消防井 / 消防栓 / (户内、公共部分) 火灾报警器 / (户内、公共部分) 自动喷淋装置 |
| 计量系统   | 电表 (插卡 / 读表)、气表 (插卡 / 读表)、水表 (插卡 / 读表)         |
| 安保系统   | 小区出入口 (车辆/人车) 管理 / 保安 / 监控摄像 / (可视) 楼宇对讲门禁     |
| 电梯     | 无 / 共 1 部, 乘客电梯 部、载货电梯 部, 一层 户                 |
| 小区内停车  | 无 / 地面可停车 / 地面停车位 / 地下车库 / 地上 (立体 / 平面) 车库     |
| 物业管理   | 无/单位自管/居委会管理/物业公司管理: 收费:                       |
| 小区封闭情况 | 不封闭 / 半封闭 (只登记进出车辆) / 封闭 (人、车都登记)              |

## 房屋折旧程度

| 考 查 项 目          |      | 折 旧 程 度         |
|------------------|------|-----------------|
| 结<br>构<br>部<br>分 | 地基基础 | 有足够承载能力, 无不均匀沉降 |
|                  | 承重构件 | 墙体完好牢固          |
|                  | 非承重墙 | 墙体完好牢固          |
|                  | 屋面   | 不渗漏, 基层完好, 排水畅通 |
|                  | 楼地面  | 整体面层完好平整        |

# 实地查勘记录

报告编号:

|                                       |      |                              |  |
|---------------------------------------|------|------------------------------|--|
| 装饰部分                                  | 外墙面  | 基本完好/                        |  |
|                                       | 顶棚   | 基本完好/                        |  |
|                                       | 内墙面  | 基本完好/                        |  |
|                                       | 门窗   | 基本完好/                        |  |
|                                       | 地面   | 基本完好/                        |  |
| 设备部分                                  | 水卫   | 上、下水基本畅通/                    |  |
|                                       | 电照   | 线路和各种照明装置基本完好/               |  |
|                                       | 特种设备 | 无 / 有:                       |  |
| 观察成新度:                                |      | 内部装修及维护情况: 毛坯 / 较差 / 一般 / 较好 |  |
| 请当事人签字确认: 本人认可上述实地查勘记录。               |      |                              |  |
| 签字:                                   |      | 签字:                          |  |
| 日期:                                   |      | 日期:                          |  |
| 请估价委托人 / 见证人 / 领勘人签字确认: 本人认可上述实地查勘记录。 |      |                              |  |
| 签字:                                   |      | 签字:                          |  |
| 日期:                                   |      | 日期:                          |  |