



# OnSight PROS Report

Professional Documentation  
Report Date: 5/28/2015

The Attached Report is performed by OnSight PROS, LLC Certified Field Inspectors and thus should not be confused with an inspection performed by Licensed Real Estate Commission Inspectors. This report is an assessment of the condition of the property on the date shown and only the items listed in the report with notations made are reported on. Certified Field Inspectors are not licensed to check the mechanicals, plumbing, or electrical units in a home and therefore this report will not reflect any issues or functionality of those components. This report is for the use of the property manager and/or owner to see first hand the condition of the property address as shown on the report. If no safety issues or deficiencies are observed, NO COMMENTS will be made.



#### PROPERTY LOCATION

100 Nowhere Way  
Somewhere, AK 12345

#### REPORT DETAILS

Inspection Date: 5/26/2015  
Inspector: Mark Ennis  
Inspection Type: Periodic

#### PROPERTY MANAGER

Great Home Management

#### TENANT

Pretty Lady  
(123) 456-7890

## SUMMARY OF ITEMS THAT NEED ATTENTION

### Front Exterior



**Front Exterior**  
**Roof/Trim**  
Bent Gutter



**Front Exterior**  
**Walls/Siding/Trim**  
Caulked joints of siding are beginning to crack.



**Front Exterior**  
**Walls/Siding/Trim**  
Caulked joints of siding are cracking.



**Front Exterior**  
**Walls/Siding/Trim**  
Discolored trim and caulk.



**Front Exterior**  
**Walls/Siding/Trim**  
Cracking trim above window.

Rear Exterior



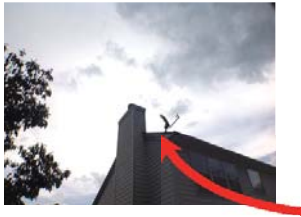
**Rear Exterior**  
**Walls/Siding/Trim**  
Caulked joints of siding are cracking.



**Rear Exterior**  
**Patio/Porch**  
Crack up the middle.



**Rear Exterior**  
**Walls/Siding/Trim**  
Caulked joints of the siding are cracking.



### Rear Exterior

#### Walls/Siding/Trim

Where the chimney trim meets the roof, it (trim) is chipping.



### Rear Exterior

#### Walls/Siding/Trim

Caulk is separating in rear window bump out.



### Rear Exterior

#### Walls/Siding/Trim

Rear window trim is cracking and discolored.

## Entry



### Entry

#### Front Door Exterior

Slight cracking of trim caulk and paint.



### Entry

#### Light Fixtures

Does not turn on.

## Living Room

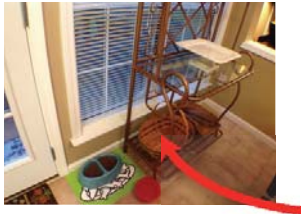


### Living Room

#### Ceiling

Slight cracking in what looks like an old patch.

Dining Room 2



**Dining Room 2**

**Walls/Paint**  
Pet Evidence

Kitchen



**Kitchen**

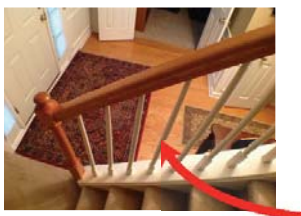
**Counter Top/Back Splash**  
Caulk discolored and cracking behind the sink.



**Kitchen**

**Upper Cabinets**  
Cabinets door swelling.

Hallway/Stairway



**Hallway/Stairway**

**Banister**  
Banister is loose.



**Hallway/Stairway**

**Smoke Alarm**  
Wrong connection, but still functions.

Hallway/Stairway 2



**Hallway/Stairway 2**

**Smoke Alarm**

Wrong connection for alarm, but still works.

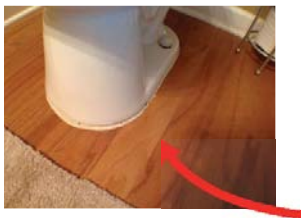
Bathroom 2



**Bathroom 2**

**Commode**

Caulk at floor is discolored.



**Bathroom 2**

**Commode**

Discolored and cracking caulk.

Bathroom 3



**Bathroom 3**

**Commode**

Discolored caulk and slightly pulling away.



**Bathroom 3**

**Tub/Fixture**

Caulk is slightly Discolored.

Bathroom Master



**Bathroom Master**

**Shower/Fixture**

Cracking Caulk on exterior of shower tray.

Utility Room



**Utility Room**

**Walls/Paint**

Moisture streaks on back wall.

Miscellaneous



**Miscellaneous**

**AC Filter**

Filter is restricted from being removed easily.

Den



**Den**

**Smoke Alarm**

Out of date and failed to test properly.

\*\*\*End of Summary\*\*\*

**PROPERTY DETAIL**

Front Exterior

Observed

Not Applicable

Attention Needed

1 . Street Overview



2 . Address



Front Exterior

	Observed	Not Applicable	Attention Needed
3 . Front Left View	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 . Center View	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 . Front Right View	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 . Driveway	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 . Garage Door	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 . Yard	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9 . Landscaping	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10 . Mail Box	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11 . Roof/Trim	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12 . Walls/Siding/Trim	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13 . Light Fixtures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

1

5/26/2015 3:04 PM



Street Overview

2

5/26/2015 3:04 PM



Address

Front Exterior

Observed

Not Applicable

Attention Needed

3

5/26/2015 3:04 PM



Front Left View

4

5/26/2015 3:04 PM



Center View

5

5/26/2015 3:05 PM



Front Right View

6

5/26/2015 3:05 PM



Driveway



Front Exterior

Observed

Not Applicable

Attention Needed

6

5/26/2015 3:05 PM



Driveway - Center Crack

7

5/26/2015 3:05 PM



Garage Door

7

5/26/2015 3:05 PM



Garage Door

8

5/26/2015 3:06 PM



Yard

Front Exterior

Observed

Not Applicable

Attention Needed

9

5/26/2015 3:06 PM



Landscaping

11

5/26/2015 3:06 PM



Roof/Trim - Bent Gutter

12

5/26/2015 3:07 PM



Walls/Siding/Trim - Caulked joints of siding are beginning to crack.

12

5/26/2015 3:15 PM



Walls/Siding/Trim - Caulked joints of siding are cracking.

Front Exterior

Observed

Not Applicable

Attention Needed

12

5/26/2015 3:17 PM



**Walls/Siding/Trim** - Discolored trim and caulk.

12

5/26/2015 3:17 PM



**Walls/Siding/Trim** - Cracking trim above window.

Rear Exterior

Observed

Not Applicable

Attention Needed

1 . Overview



2 . Roof/Trim



3 . Walls/Siding/Trim



4 . Landscaping



5 . Patio/Porch



6 . BBQ Grill



7 . Pet Evidence



8 . Light Fixtures



Rear Exterior

Observed

Not Applicable

Attention Needed

1

5/26/2015 3:08 PM



Overview

3

5/26/2015 3:09 PM



**Walls/Siding/Trim** - Caulked joints of siding are cracking.

3

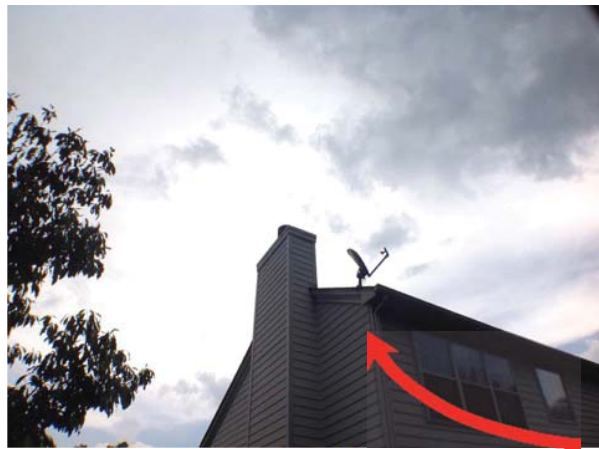
5/26/2015 3:11 PM



**Walls/Siding/Trim** - Caulked joints of the siding are cracking.

3

5/26/2015 3:11 PM



**Walls/Siding/Trim** - Where the chimney trim meets the roof, it (trim) is chipping.

Rear Exterior

Observed

Not Applicable

Attention Needed

3

5/26/2015 3:13 PM



**Walls/Siding/Trim** - Caulk is separating in rear window bump out.

3

5/26/2015 3:14 PM



**Walls/Siding/Trim** - Rear window trim is cracking and discolored.

4

5/26/2015 3:10 PM



**Landscaping**

5

5/26/2015 3:10 PM



**Patio/Porch**

Rear Exterior

Observed

Not Applicable

Attention Needed

5

5/26/2015 3:11 PM



Patio/Porch - Crack up the middle.

6

5/26/2015 3:10 PM



BBQ Grill

8

5/26/2015 3:10 PM



Light Fixtures

Entry	Observed	Not Applicable	Attention Needed
1 . Front Door Exterior	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2 . Porch/Patio	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 . Overview	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 . Front Door Interior	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 . Keyless Lock/Deadbolt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 . Floors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 . Ceiling	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 . Walls/Paint	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Entry	Observed	Not Applicable	Attention Needed
9 . Outlet/Switch Covers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10 . Light Fixtures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11 . Other	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12 . Smoke Alarm	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

1 5/26/2015 3:16 PM



Front Door Exterior

1 5/26/2015 3:25 PM



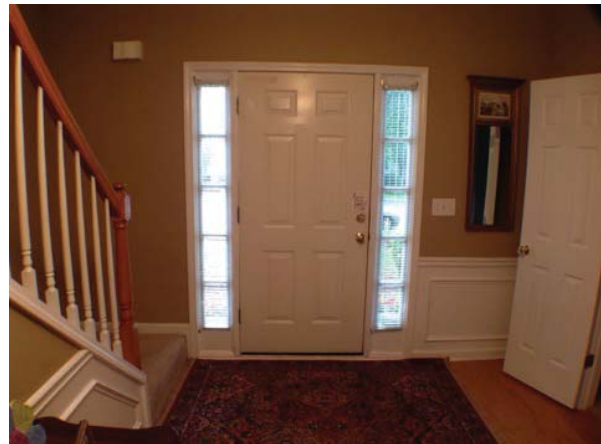
Front Door Exterior - Slight cracking of trim caulk and paint.

2 5/26/2015 3:16 PM



Porch/Patio

3 5/26/2015 3:27 PM



Overview

Entry

Observed

Not Applicable

Attention Needed

4

5/26/2015 3:27 PM



Front Door Interior

6

5/26/2015 3:27 PM



Floors

7

5/26/2015 3:27 PM



Ceiling

8

5/26/2015 3:27 PM



Walls/Paint



Entry Observed    Not Applicable    Attention Needed

10

5/26/2015 3:28 PM



**Light Fixtures** - Does not turn on.

Living Room

Observed    Not Applicable    Attention Needed

1 . Overview	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 . Flooring	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 . Ceiling	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4 . Walls/Paint	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 . Windows	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 . Blinds/Drapes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 . Outlet/Switch Covers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 . Smoke Alarm	<input type="checkbox"/>	<input style="background-color: #f4a460; color: white; text-align: center;" type="checkbox"/> N/A	<input type="checkbox"/>

1

5/26/2015 3:32 PM



**Overview**

2

5/26/2015 3:32 PM



**Flooring**

Living Room

Observed

Not Applicable

Attention Needed

3

5/26/2015 3:32 PM



**Ceiling**

3

5/26/2015 3:33 PM



**Ceiling** - Slight cracking in what looks like an old patch.

4

5/26/2015 3:33 PM



**Walls/Paint**

4

5/26/2015 3:34 PM



**Walls/Paint**

Living Room

Observed

Not Applicable

Attention Needed

4

5/26/2015 3:34 PM



Walls/Paint

Dining Room

Observed

Not Applicable

Attention Needed

1 . Overview



2 . Flooring



3 . Ceiling



4 . Walls/Paint



5 . Windows



6 . Blinds/Drapes



7 . Outlet/Switch Covers



8 . Light Fixture



9 . Smoke Alarm



Dining Room

Observed

Not Applicable

Attention Needed

1

5/26/2015 3:34 PM



Overview

2

5/26/2015 3:35 PM



Flooring

3

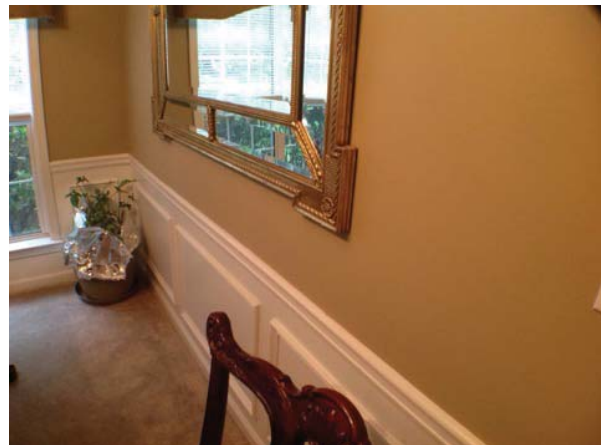
5/26/2015 3:35 PM



Ceiling

4

5/26/2015 3:35 PM



Walls/Paint

Dining Room

Observed

Not Applicable

Attention Needed

4

5/26/2015 3:35 PM



Walls/Paint

4

5/26/2015 3:35 PM



Walls/Paint

8

5/26/2015 3:36 PM



Light Fixture

Dining Room 2

Observed

Not Applicable

Attention Needed

1 . Overview



2 . Flooring



3 . Ceiling



4 . Walls/Paint



5 . Windows



6 . Blinds/Drapes



7 . Outlet/Switch Covers



8 . Light Fixture



Dining Room 2

Observed

Not Applicable

Attention Needed

9. Smoke Alarm

 N/A

1

5/26/2015 3:43 PM



Overview

2

5/26/2015 3:43 PM



Flooring

3

5/26/2015 3:44 PM



Ceiling

3

5/26/2015 3:44 PM



Ceiling - Patch

Dining Room 2

Observed

Not Applicable

Attention Needed

4

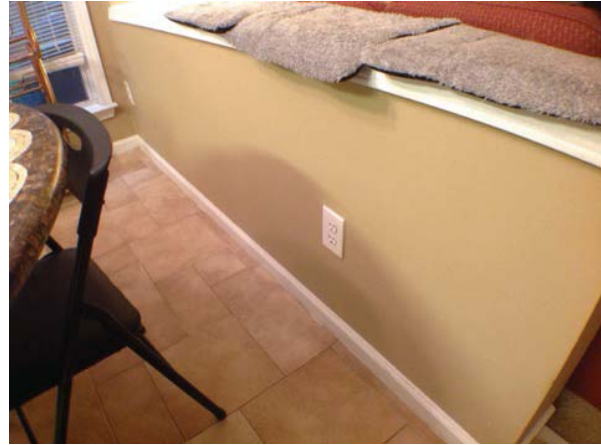
5/26/2015 3:44 PM



Walls/Paint

4

5/26/2015 3:44 PM



Walls/Paint

4

5/26/2015 3:44 PM



Walls/Paint - Pet Evidence

8

5/26/2015 3:45 PM



Light Fixture

Kitchen

Observed

Not Applicable

Attention Needed

1 . Overview



2 . Flooring



3 . Ceiling



4 . Walls/Paint



5 . Sink/Faucet



6 . Cabinet Under Sink



7 . Range/Cooktop/Oven



8 . Microwave Oven



**Kitchen**

	Observed	Not Applicable	Attention Needed
9 . Dishwasher	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10 . Refrigerator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11 . Lower Cabinets	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12 . Counter Top/Back Splash	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13 . Upper Cabinets	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
14 . Garbage Disposal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15 . Windows	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16 . Blinds/Drapes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17 . Outlet/Switch Covers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
18 . Light Fixture	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
19 . Other	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
20 . Smoke Alarm	<input type="checkbox"/>	<input type="checkbox" value="N/A"/>	<input type="checkbox"/>

1

5/26/2015 3:38 PM



Overview

2

5/26/2015 3:38 PM



Flooring



Kitchen

Observed

Not Applicable

Attention Needed

3

5/26/2015 3:38 PM



Ceiling

4

5/26/2015 3:38 PM



Walls/Paint

5

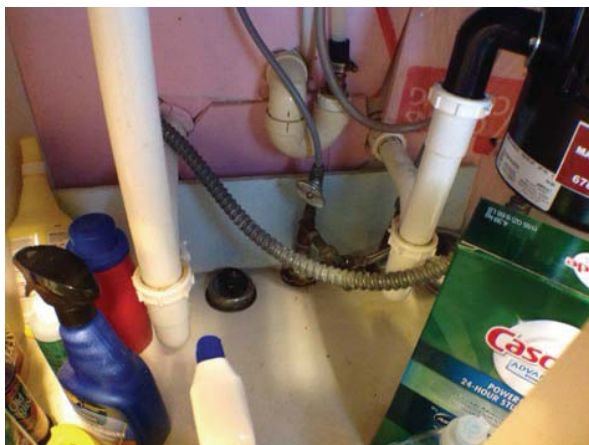
5/26/2015 3:38 PM



Sink/Faucet

6

5/26/2015 3:38 PM



Cabinet Under Sink

Kitchen

Observed

Not Applicable

Attention Needed

7

5/26/2015 3:39 PM



Range/Cooktop/Oven - Whirlpool

8

5/26/2015 3:39 PM



Microwave Oven - Kenmore

9

5/26/2015 3:39 PM



Dishwasher - Maytag

9

5/26/2015 3:40 PM



Dishwasher

Kitchen

Observed

Not Applicable

Attention Needed

10

5/26/2015 3:40 PM



Refrigerator - Samsung

11

5/26/2015 3:41 PM



Lower Cabinets

12

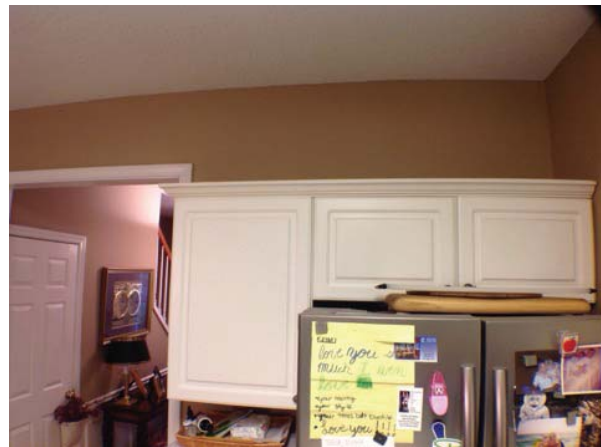
5/26/2015 3:41 PM



Counter Top/Back Splash - Caulk discolored and cracking behind the sink.

13

5/26/2015 3:42 PM



Upper Cabinets

Kitchen

Observed

Not Applicable

Attention Needed

13

5/26/2015 3:42 PM



Upper Cabinets

13

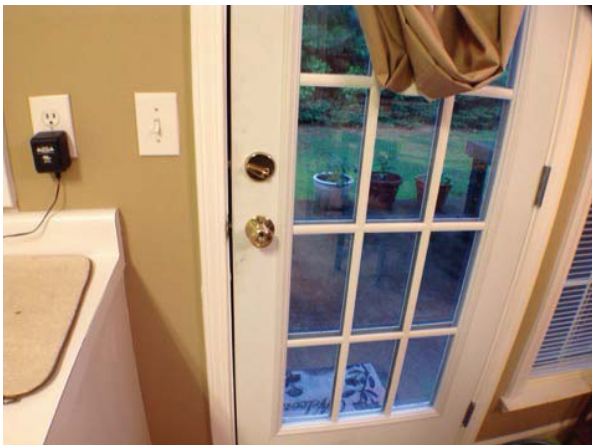
5/26/2015 3:42 PM



Upper Cabinets - Cabinets door swelling.

19

5/26/2015 3:43 PM



Exterior Door Deadbolt

Garage

Observed

Not Applicable

Attention Needed

1 . Keyless Locks/Deadbolt



2 . Overview



3 . Flooring



4 . Ceiling



5 . Walls/Paint



6 . Garage Door



7 . Garage Door Electric Opener



8 . Door Stop



Garage

Observed

Not Applicable

Attention Needed

9 . Outlet/Switch Covers



10 . Light Fixture



11 . Smoke Alarm



1

5/26/2015 3:18 PM



Keyless Locks/Deadbolt - No Deadbolt

2

5/26/2015 3:19 PM



Overview

3

5/26/2015 3:19 PM



Flooring

4

5/26/2015 3:19 PM



Ceiling

Garage

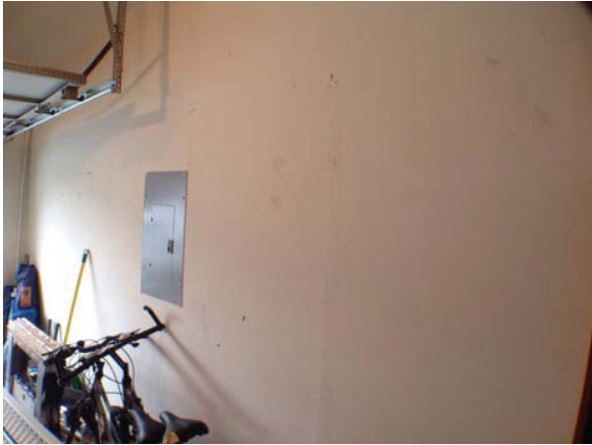
Observed

Not Applicable

Attention Needed

5

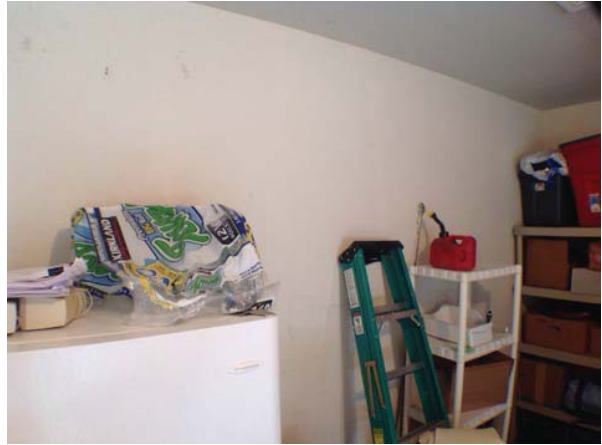
5/26/2015 3:19 PM



Walls/Paint

5

5/26/2015 3:20 PM



Walls/Paint

5

5/26/2015 3:20 PM



Walls/Paint

6

5/26/2015 3:20 PM



Garage Door

Garage

Observed

Not Applicable

Attention Needed

6

5/26/2015 3:20 PM



Garage Door

7

5/26/2015 3:21 PM



Garage Door Electric Opener

7

5/26/2015 3:21 PM



Garage Door Electric Opener

Hallway/Stairway

Observed

Not Applicable

Attention Needed

1 . Overview



2 . Flooring



3 . Ceiling



4 . Walls/Paint



5 . Light Fixture



6 . Other



7 . Smoke Alarm



LIQUID SMOKE TEST: PASS

Hallway/Stairway

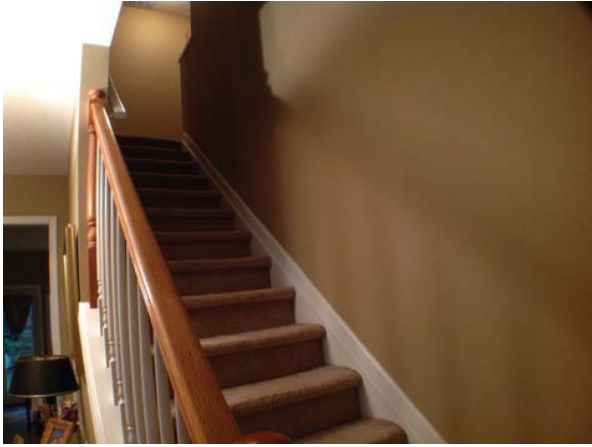
Observed

Not Applicable

Attention Needed

1

5/26/2015 3:47 PM



Overview

2

5/26/2015 3:47 PM



Flooring

2

5/26/2015 3:47 PM



Flooring

3

5/26/2015 3:47 PM



Ceiling



Hallway/Stairway

Observed

Not Applicable

Attention Needed

4

5/26/2015 3:48 PM



Walls/Paint

4

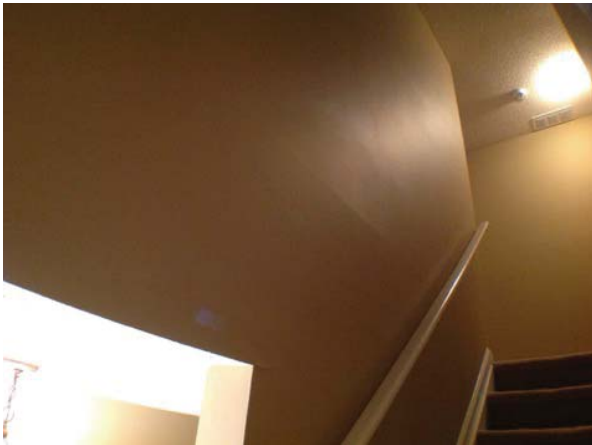
5/26/2015 3:48 PM



Walls/Paint

4

5/26/2015 3:48 PM



Walls/Paint

6

5/26/2015 3:48 PM



Banister - Banister is loose.

Hallway/Stairway

Observed

Not Applicable

Attention Needed

7

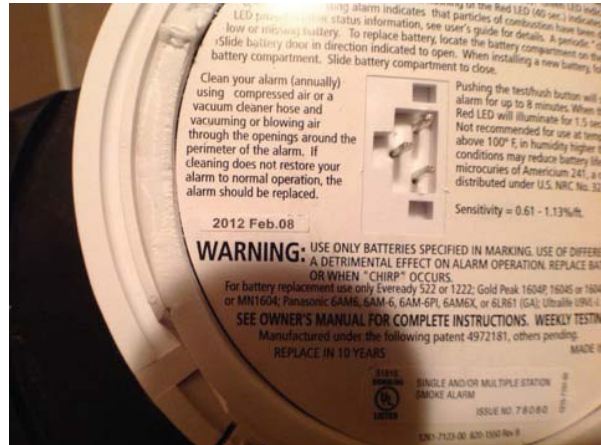
5/26/2015 3:49 PM



Smoke Alarm

7

5/26/2015 4:12 PM



Smoke Alarm

7

5/26/2015 4:12 PM



Smoke Alarm - Wrong connection, but still functions.

Hallway/Stairway 2

Observed

Not Applicable

Attention Needed

1 . Overview



2 . Flooring



3 . Ceiling



4 . Walls/Paint



5 . Outlet/Switch Covers



6 . Light Fixture



7 . Smoke Alarm



LIQUID SMOKE TEST: PASS

Hallway/Stairway 2

Observed

Not Applicable

Attention Needed

1

5/26/2015 3:50 PM



Overview

2

5/26/2015 3:50 PM



Flooring

3

5/26/2015 3:50 PM



Ceiling

4

5/26/2015 3:50 PM



Walls/Paint

Hallway/Stairway 2

Observed

Not Applicable

Attention Needed

4

5/26/2015 3:50 PM



Walls/Paint

7

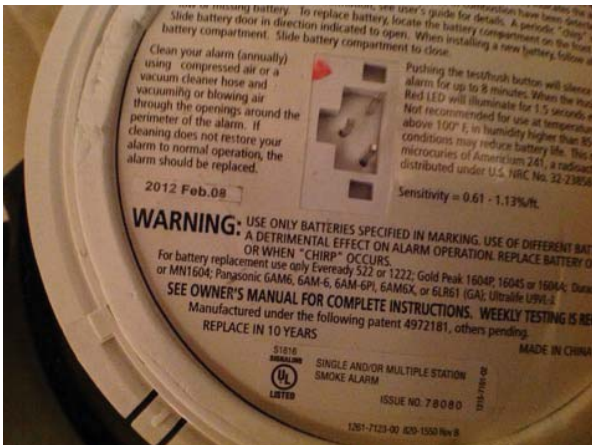
5/26/2015 3:50 PM



Smoke Alarm

7

5/26/2015 4:06 PM



Smoke Alarm

7

5/26/2015 4:07 PM



Smoke Alarm - Wrong connection for alarm, but still works.

Bathroom 2

Observed

Not Applicable

Attention Needed

1 . Overview



2 . Flooring



3 . Ceiling



4 . Walls/Paint



5 . Sink/Faucet



6 . Cabinet Under Sink



7 . Commode

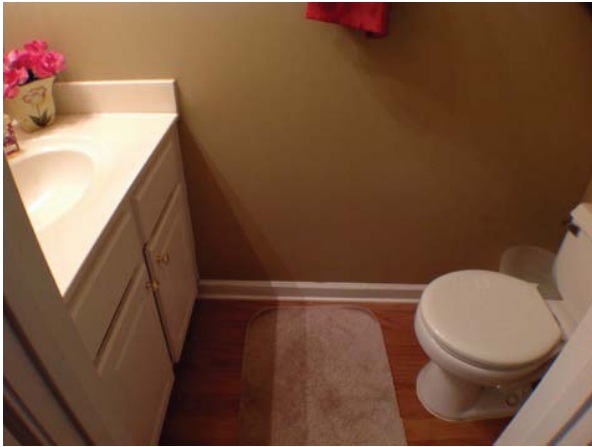


**Bathroom 2**

- 8 . Door Stops
- 9 . Towel Bars
- 10 . Outlet/Switch Covers
- 11 . Light Fixtures
- 12 . Exhaust Fan
- 13 . Smoke Alarm

Observed	Not Applicable	Attention Needed
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox" value="N/A"/>	<input type="checkbox"/>

**1** 5/26/2015 3:30 PM



**Overview**

**2** 5/26/2015 3:30 PM



**Flooring**

**3** 5/26/2015 3:30 PM



**Ceiling**

**4** 5/26/2015 3:30 PM



**Walls/Paint**

5

5/26/2015 3:30 PM



Sink/Faucet

6

5/26/2015 3:30 PM



Cabinet Under Sink

7

5/26/2015 3:31 PM



Commode - Caulk at floor is discolored.

7

5/26/2015 3:31 PM



Commode - Discolored and cracking caulk.

Bathroom 2

Observed

Not Applicable

Attention Needed

11

5/26/2015 3:32 PM



Light Fixtures

Bathroom 3

Observed

Not Applicable

Attention Needed

	Observed	Not Applicable	Attention Needed
1 . Overview	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 . Flooring	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 . Ceiling	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 . Walls/Paint	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 . Sink/Faucet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 . Cabinet Under Sink	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 . Commode	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8 . Tub/Fixture	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9 . Shower/Fixture	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10 . Door Stops	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11 . Towel Bars	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12 . Outlet/Switch Covers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13 . Light Fixtures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14 . Exhaust Fan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15 . Smoke Alarm	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Bathroom 3

Observed

Not Applicable

Attention Needed

1

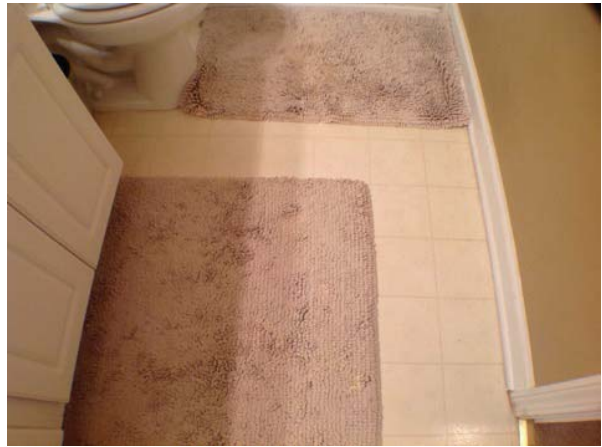
5/26/2015 3:57 PM



Overview

2

5/26/2015 3:58 PM



Flooring

3

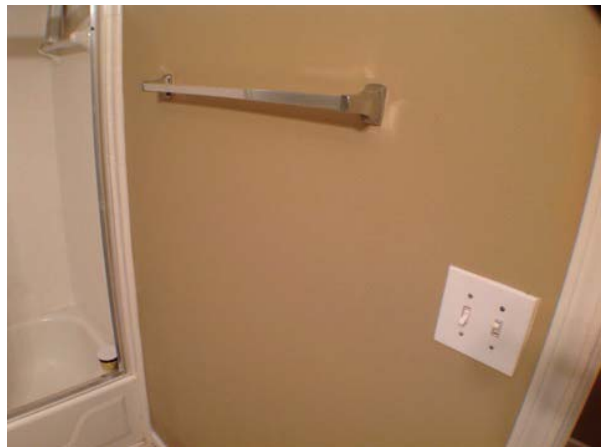
5/26/2015 3:58 PM



Ceiling

4

5/26/2015 3:58 PM



Walls/Paint



5

5/26/2015 3:58 PM



Sink/Faucet

5

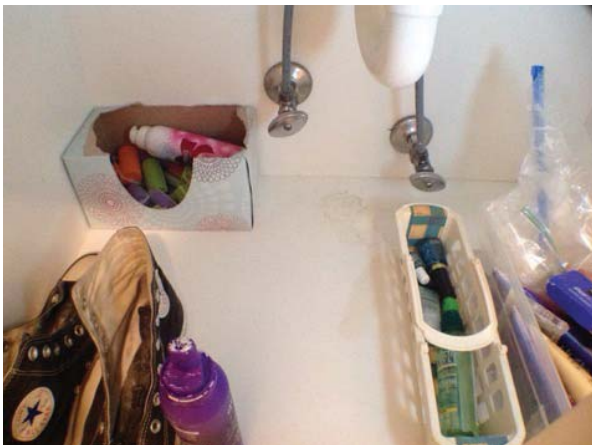
5/26/2015 3:58 PM



Sink/Faucet

6

5/26/2015 3:58 PM



Cabinet Under Sink

6

5/26/2015 3:58 PM



Cabinet Under Sink

7

5/26/2015 3:59 PM



Commode

7

5/26/2015 3:59 PM



Commode - Discolored caulk and slightly pulling away.

8

5/26/2015 3:59 PM



Tub/Fixture

8

5/26/2015 3:59 PM



Tub/Fixture - Caulk is slightly Discolored.

Bathroom 3

Observed

Not Applicable

Attention Needed

9

5/26/2015 4:00 PM



Shower/Fixture

13

5/26/2015 4:00 PM



Light Fixtures

Bedroom 2

Observed

Not Applicable

Attention Needed

1 . Overview



2 . Flooring



3 . Ceiling



4 . Walls/Paint



5 . Door Stops



6 . Windows



7 . Blinds/Drapes



8 . Outlet/Switch Covers



9 . Light Fixture



10 . Ceiling Fan



11 . Smoke Alarm



Bedroom 2

Observed

Not Applicable

Attention Needed

1

5/26/2015 4:01 PM



Overview

2

5/26/2015 4:01 PM



Flooring

3

5/26/2015 4:01 PM



Ceiling

4

5/26/2015 4:01 PM



Walls/Paint

Bedroom 3

Observed

Not Applicable

Attention Needed

1 . Overview



2 . Flooring



3 . Ceiling



4 . Walls/Paint



5 . Door Stops



6 . Windows



7 . Blinds/Drapes



8 . Outlet/Switch Covers



**Bedroom 3**

Observed

Not Applicable

Attention Needed

9 . Light Fixture



10 . Ceiling Fan



11 . Smoke Alarm



1

5/26/2015 4:02 PM



Overview

2

5/26/2015 4:02 PM



Flooring

3

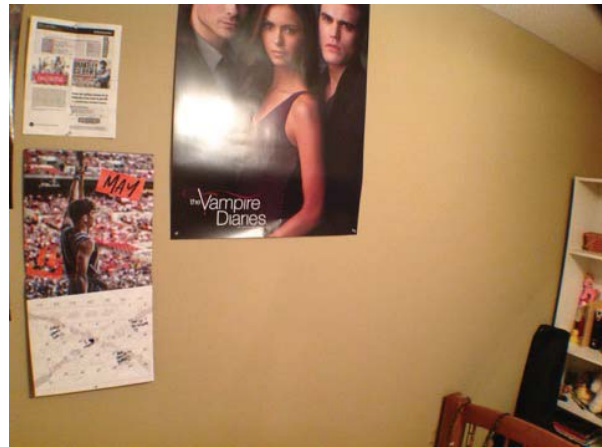
5/26/2015 4:02 PM



Ceiling

4

5/26/2015 4:02 PM



Walls/Paint

**Bedroom 4**

Observed

Not Applicable

Attention Needed

1 . Overview



2 . Flooring



3 . Ceiling



4 . Walls/Paint



5 . Door Stops

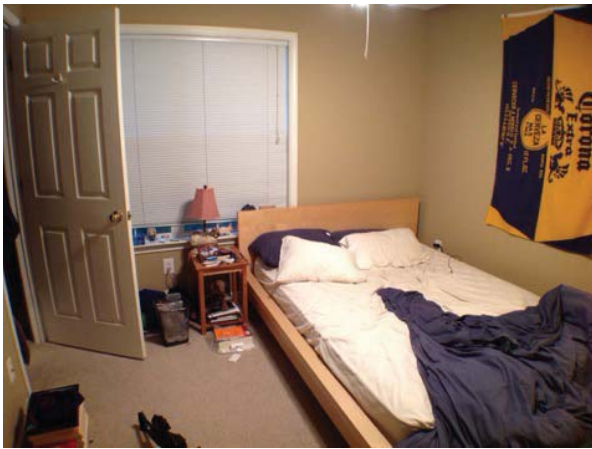


**Bedroom 4**

Observed      Not Applicable      Attention Needed

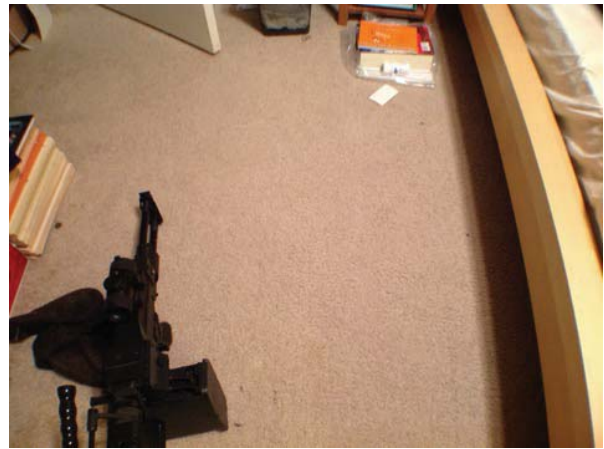
6 . Windows	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 . Blinds/Drapes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 . Outlet/Switch Covers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9 . Light Fixture	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10 . Ceiling Fan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11 . Smoke Alarm	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**1**      5/26/2015 4:03 PM



**Overview**

**2**      5/26/2015 4:03 PM



**Flooring**

**3**      5/26/2015 4:04 PM



**Ceiling**

**4**      5/26/2015 4:04 PM



**Walls/Paint**

**Bedroom Master**

Observed      Not Applicable      Attention Needed

1 . Overview	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 . Flooring	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Bedroom Master**

	Observed	Not Applicable	Attention Needed
3 . Ceiling	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 . Walls/Paint	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 . Door Stops	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 . Windows	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 . Blinds/Drapes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 . Outlet/Switch Covers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9 . Light Fixture	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10 . Ceiling Fan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11 . Smoke Alarm	<input type="checkbox"/>	<input checked="" type="checkbox" value="N/A"/>	<input type="checkbox"/>

**1** 5/26/2015 3:51 PM



**Overview**

**2** 5/26/2015 3:51 PM



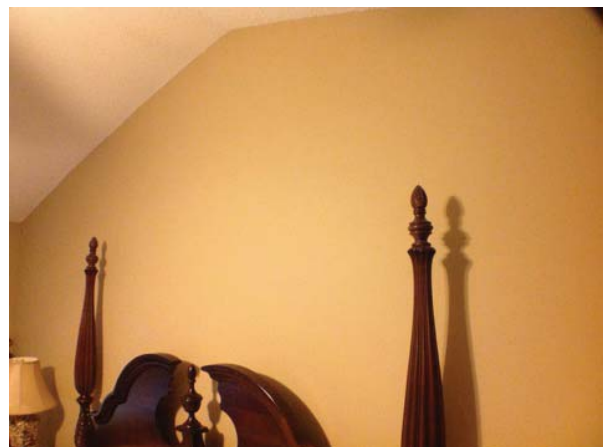
**Flooring**

**3** 5/26/2015 3:51 PM



**Ceiling**

**4** 5/26/2015 3:51 PM



**Walls/Paint**

Bathroom Master

Observed

Not Applicable

Attention Needed

Bathroom Master

Observed

Not Applicable

Attention Needed

1 . Overview	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 . Flooring	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 . Ceiling	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 . Walls/Paint	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 . Sink/Faucet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 . Cabinet Under Sink	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 . Commode	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 . Tub/Fixture	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9 . Shower/Fixture	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10 . Door Stops	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11 . Towel Bars	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12 . Window	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13 . Blinds/Drapes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14 . Outlet/Switch Covers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15 . Light Fixtures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16 . Exhaust Fan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17 . Smoke Alarm	<input type="checkbox"/>	<input type="checkbox" value="N/A"/>	<input type="checkbox"/>

1

5/26/2015 3:52 PM



Overview

2

5/26/2015 3:52 PM



Flooring



Bathroom Master

Observed

Not Applicable

Attention Needed

3

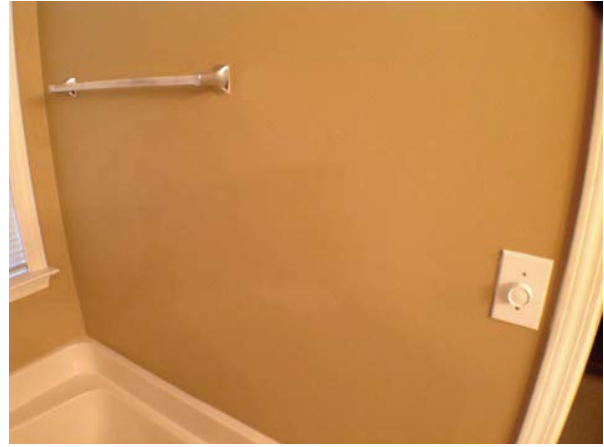
5/26/2015 3:52 PM



Ceiling

4

5/26/2015 3:52 PM



Walls/Paint

5

5/26/2015 3:52 PM



Sink/Faucet

5

5/26/2015 3:52 PM



Sink/Faucet

Bathroom Master

Observed

Not Applicable

Attention Needed

6

5/26/2015 3:53 PM



Cabinet Under Sink

6

5/26/2015 3:53 PM



Cabinet Under Sink

7

5/26/2015 3:53 PM



Commode

8

5/26/2015 3:53 PM



Tub/Fixture

Bathroom Master

Observed

Not Applicable

Attention Needed

9

5/26/2015 3:53 PM



Shower/Fixture

9

5/26/2015 3:54 PM



Shower/Fixture

9

5/26/2015 3:54 PM



Shower/Fixture - Cracking Caulk on exterior of shower tray.

15

5/26/2015 3:54 PM



Light Fixtures

**Bathroom Master**

Observed

Not Applicable

Attention Needed

16

5/26/2015 3:55 PM



**Exhaust Fan** - In commode room.

**Utility Room**

Observed

Not Applicable

Attention Needed

	Observed	Not Applicable	Attention Needed
1 . Overview	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 . Flooring	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 . Ceiling	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 . Walls/Paint	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5 . Washer Connection	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 . Washing Machine	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 . Dryer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 . Door Stops	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9 . Outlet/Switch Covers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10 . Light Fixtures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11 . Smoke Alarm	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Utility Room

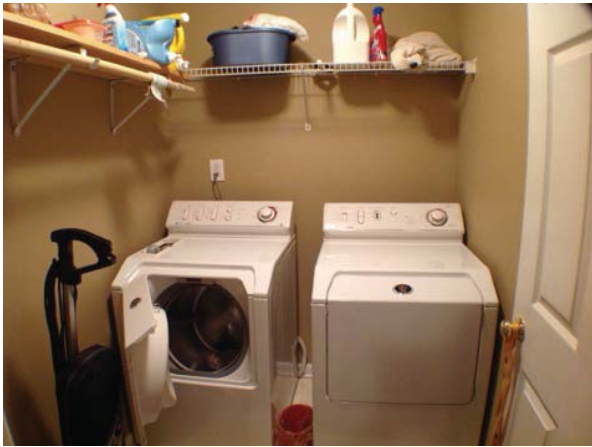
Observed

Not Applicable

Attention Needed

1

5/26/2015 3:55 PM



Overview

2

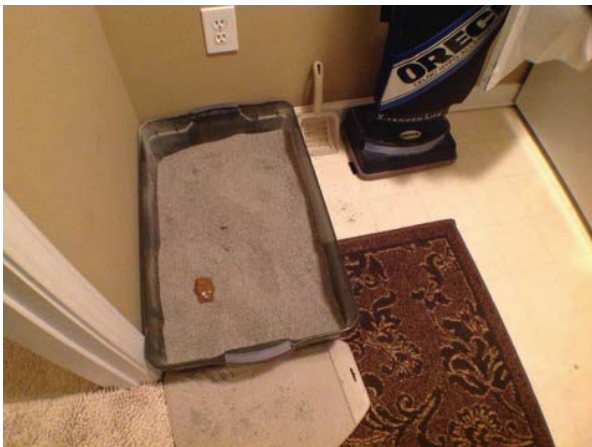
5/26/2015 3:55 PM



Flooring

2

5/26/2015 3:55 PM



Flooring - Pet Evidence

3

5/26/2015 3:56 PM



Ceiling

Utility Room

Observed

Not Applicable

Attention Needed

4

5/26/2015 3:56 PM



Walls/Paint

4

5/26/2015 3:56 PM



Walls/Paint

4

5/26/2015 3:56 PM



Walls/Paint - Moisture streaks on back wall.

Miscellaneous

Observed

Not Applicable

Attention Needed

1 . Air Conditioner



2 . Satellite Dish



3 . Window Screens



4 . Smell Test



5 . Water Heater



6 . AC Filter



*FILTER CONDITION:  
 FILTER VERY RECENTLY REPLACED.  
 LITTLE OR NO DUST OBSERVED.*

Miscellaneous

Observed

Not Applicable

Attention Needed

7. Smoke Alarm

LIQUID SMOKE TEST: TEST NOT PERFORMED



1

5/26/2015 3:15 PM



Air Conditioner

2

5/26/2015 3:08 PM



Satellite Dish

2

5/26/2015 3:16 PM



Satellite Dish

4

**Smell Test** - It smells fine throughout, except for the kitty litter box in the laundry room.

Miscellaneous

Observed

Not Applicable

Attention Needed

5

5/26/2015 3:22 PM



Water Heater - Rheem Gas

5

5/26/2015 3:22 PM



Water Heater - MFG Date

6

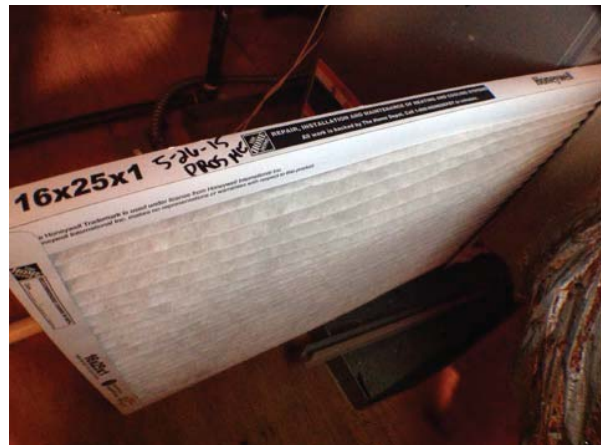
5/26/2015 4:09 PM



AC Filter

6

5/26/2015 4:10 PM



AC Filter - Filter is restricted from being removed easily.

Den

Observed

Not Applicable

Attention Needed

- 1 . Overview
- 2 . Flooring
- 3 . Ceiling
- 4 . Walls/Paint
- 5 . Door Stops
- 6 . Windows
- 7 . Blinds/Drapes





Den	Observed	Not Applicable	Attention Needed
8 . Outlet/Switch Covers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9 . Light Fixture	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10 . Ceiling Fan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11 . Smoke Alarm <i>LIQUID SMOKE TEST: FAIL</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**1** 5/26/2015 4:14 PM



**Overview**

**2** 5/26/2015 4:15 PM



**Flooring**

**3** 5/26/2015 4:15 PM



**Ceiling**

**4** 5/26/2015 4:15 PM



**Walls/Paint**

Den

Observed

Not Applicable

Attention Needed

4

5/26/2015 4:15 PM



Walls/Paint

4

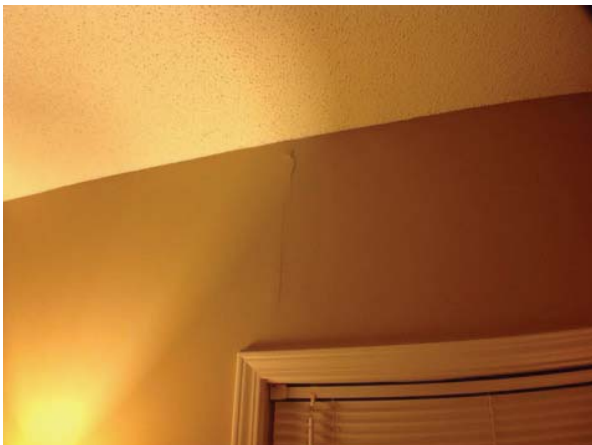
5/26/2015 4:15 PM



Walls/Paint

4

5/26/2015 4:15 PM



Walls/Paint

11

5/26/2015 4:16 PM



Smoke Alarm - Out of date and failed to test properly.

Den

Observed

Not Applicable

Attention Needed

**Close Out Details and Signature**

INSPECTOR SIGNATURE

TENANT SIGNATURE

Notes

**End of Report**