

Reliable Property Managers Inspection Report

Contact Beech, Sunny & Sandy

Inspector Mary

Arrival Date _____

Date 01152007

Address 1234 Surfsong, Kiawah Island SC

Home Address 150 Sheridan Ave, Albany NY

Key # 150

Time In 9:00

Time Out 9:50

Exterior

Comments

- Property Secured- Doors/Windows Yes No
- Roof area clear of debris Yes No
- Wood rot or leaks Yes No
- Paint, stain, or caulk Needed Looks Good
- Trash Area Clean Needs Cleaning
- Mailbox- forward mail Forwarded No Mail
- Check Outside Lights All Work Replace Some
- Check Doorbell Working Not Working NA
- Animal Intrusion Yes No Likely
- Trees & Bushes Away from House Yes No

Relevant Comments on Above Side door showing signs of wear. May need coat of paint. Rear of home has large bush touching window. Should be trimmed back

Interior

Comments

- Any pests Yes No Dead Alive
- Leaks & Moisture Yes No
- Screens & Sliders Works Good Needs Repair
- Telephones- Dial Tone Yes No
- Any Windows Broken or Fogged Yes No
- Electrical
 - Circuit Breaker Box W/H On W/H Off
 - Test GFCI breakers & outlets All Work Not Working
 - Lights/Test & Replace All Work Replace Some
- Plumbing
 - Drips & Leaks Yes No
 - Toilets Flush Good Needs Repairing
- HVAC
 - Thermostat (set at) 60 Heat AC
 - Filters/replace monthly Ok Replace Replaced
 - Unit Working Properly Yes No
- Kitchen
 - Garbage disposal runs Yes No
 - Stove-top elements All Work Not Working
 - Refrigerator working properly Yes No
 - Ice Maker On Off
- Laundry Room
 - Check Washer/Dryer Full Empty

Attic, Garage, Under House

Comments

- Automatic Garage door opener works Yes No N/A
- Trash out for pick up Yes No
- Leaks & moisture Yes No
- Arrivals/Departures
 - Set thermostat @ _____ Heat AC
 - Turn Water Heater Breaker On Off
 - Turn on lights/ceiling fan as needed Yes No
 - Turn Ice Maker On Off

General Comments & Observations

Roof needs to be cleaned

SAMPLE INSPECTION

Recommendations

Gutters full; recommend cleaning them

Items Replaced

Replaced 3-way bulb to the left of sofa in den

Inspection
Special Requests
