

# Sample Property Inspection

## Checklist

### Property Location

426 Coco Palms Ave. Las Vegas, NV 89123

Inspected on February 19, 2019 10:32 AM | Report Created on February 25, 2019 8:38 PM



### Front Yard

Items	Values	Notes
Lawn	Fair	Could use better watering/fertilizer
Plant Bed	Good	Good Bamboo decor fallen (we fixed)
Garden Spout Good	Good	
Sprinklers	Good	Still need to speak to gardener about regular testing

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### External (Front)

Items	Values	Notes
Mailbox	Good, Dirty	
Fence (Right Side)	Fair, Marked, Damaged	Support beam broken and leaning on fence. Nails sticking out. Paint chipped. Rebar protruding on end nearest street.
Driveway / Walkway	Good, Marked	
Walls	Fair, Marked	Discoloration and chipped paint/stucco (needs retouching) Spiderwebs and dormant wasp nest present
Windows	Good, Dirty, Damaged	Windows can use cleaning. Ripped screen on left of house.
Outlets (2)	Good	
Facia / Gutters	Fair, Marked, Dirty	Dirty Nail sticking out of tip of facia. Entire facia can use paint / touch up. Gutters dirty.
Wall / Concrete (Left Side)	Good	

### Entry

Items	Values	Notes
Door	Good, Marked	Scratches / marks on outside of door
Doorbell	Acceptable: Yes	
Lights	Good, Damaged	Light switch cracked
Entry Closet	Fair, Damaged	Scuffs on both sides of door. Flooring in closet loor needs moulding. Hole and crack in wall left side

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### Living Room

Items	Values	Notes
Walls	Good	
Windows	Good, Dirty	Both windows slightly dirty, hole in screen on front window
Outlets (3)	Good	Good Cables could be better kept. Back outlet has slight space between cover and wall.
Fireplace / Mantle	Good	
Ceiling	Good, Damaged	Long, thin crack in middle of ceiling between lights.
Lights	Good	
Flooring	Good	
Furniture	Good	Very minor stains on couch cushion
Escape / Fire Route	Acceptable: Yes	

### Kitchen

Items	Values	Notes
Walls	Good	Nail above "no beverages" sign; small knick leading to hallway. Small knick under fire extinguisher.
Window	Good, Dirty	Slightly dirty
Outlets (6)	Good	
Ceiling	Good	
Lights	Good	
Fan	Good	
Flooring	Good, Dirty	
Counter / Chairs	Good	
Ovens	Fair, Dirty, Damaged	Top oven light is out
Refrigerator	Good	
Stove	Good, Damaged	Missing knob on far right
Dishwasher	Fair, Dirty	Metal part underneath is slightly too wide to it all the way in
Microwave / Exhaust	Fair	Handle covering is coming off

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Sink / Faucet (Note Temp)	Fair, Damaged	Slight leak from hose/handle connection; have to hold button for spray function
Garbage Disposal	Good	
Cabinets / Drawers	Good	
Escape / Fire Route	Acceptable: Yes	
Fire Extinguisher	Acceptable: Yes	

## Hallway

Items	Values	Notes
Walls	Good, Marked	Scuffs and marks
Ceiling	Good, Damaged	New smoke detector installed, but holes present from removal of prior. Brand: Kidde
Light	Good	
Flooring	Good	
Cabinets	Good, Marked	Chips and dents on cabinets doors along outer edges
Smoke / CO Detector	Acceptable: Yes	

## Bedroom I

Items	Values	Notes
Door	Good, Marked	Small marks on door and moulding. Chip in paint on upper left of door on bedroom side
Walls	Good, Marked, Dirty	Moulding marked and dirty. Stains and blemishes on walls. Indent from doorknob (need doorstop). Paint chipping above moulding on wall behind mirror.
Windows	Good, Damaged	Functional. Blinds have broken pieces / doesn't open correctly.
Outlets (2)	Good	
Closet	Fair, Marked, Dirty	Closet doesn't close all the way. Marks on front & back of doors. Marks throughout closet inside. Doors are uneven.
Ceiling	Good	Small screws in ceiling that should be taken out

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Lights / Fan	Good	Fan works but has short drawstring. Fan also makes small noise when swaying back and forth.
Flooring	Good	
Furniture	Good	
Escape Route	Acceptable: Yes	
Smoke / CO Detector	Acceptable: Yes	Detector was missing battery and had paper inside. Looks like client tempered with it.

## Bedroom 2

Items	Values	Notes
Door	Good, Marked	Small marks on bottom of door and moulding; "diamond" sticker on side
Walls	Good, Marked, Dirty	<ul style="list-style-type: none"><li>- Moulding dirty</li><li>- Wall paint chipped near nightstands</li><li>- Dirty above beds</li><li>- Need doorstop</li></ul>
Windows	Good, Damaged	Higher window blinds functional, but cord is tangled and frayed; square window cord missing end caps
Outlets (2)	Good	
Closet	Fair, Marked	Marks throughout closet inside. Moulding needs touch up.
Ceiling	Good	Small screws in ceiling that should be taken out
Lights / Fan	Good	
Flooring	Good	
Furniture	Good	Scratches on top of one nightstand
Escape Route	Acceptable: Yes	
Smoke / CO Detector	Acceptable: Yes	

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### Bedroom 3

Items	Values	Notes
Door	Good, Marked	Marks on door and moulding Chips in moulding
Walls	Good, Marked, Damaged	Unfinished patchwork, marks and blemishes in paint, cracked moulding. Scratch behind far bed.
Sliding Door	Good	Curtain rod could use better fastening / end pieces
Outlets (3)	Good	No outlet for near bed; need extension cord.
Closet	Fair, Marked, Dirty	Shorty paintjob, marks throughout closet doors and inside. Unfinished work in upper corners.
Ceiling	Good	Two small screws in ceiling need to be removed
Lights / Fan	Good	Fan motor makes slight sound, but not unacceptable
Flooring	Good	
Furniture	Good, Damaged	One drawer in closet is missing
Escape Route	Acceptable: Yes	
Smoke / CO Detector	Acceptable: Yes	

### Main Bathroom

Items	Values	Notes
Door	Good, Marked	
Walls	Fair, Marked, Damaged	- Ding behind toilet - Cracks around vent - Spots in paint under towel rack - Chip above shower tile
Outlets (2)	Good	
Ceiling	Good, Marked, Dirty	Marks in paint above shower
Lights	Good	Rust on light fixture
Flooring	Good	
Bath/Shower	Good, Damaged	Paint chipped off near drain Grout should be checked to see if reapplication is needed
Toilet	Good	
Sink	Good	
Mirror/Cabinets	Good, Marked	Small blemish in mirror frame Cabinet can use shelves

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### Family Room

Items	Values	Notes
Walls	Fair, Marked, Damaged	Holes above garage door; staples to right of TV; green marks to left of TV; chip on corner on way to kitchen
Windows	Good	Alarms don't seem to be active
Outlets (6)	Good	
Ceiling	Good	
Lights	Good	
Fan	Damaged	Motor now turning on, but making terrible noise; light still not functional
Flooring	Fair, Marked, Dirty	Dark trail coming out of bathroom; darkening near garage door; brown spots around corner from kitchen; triangular mark in front of couch; slight raise in center of room. Molten gunk hardened into fibers by water dispenser.
Furniture	Good	
Doors	Good, Dirty	Paint chipping off handle

### Staff Bathroom

Items	Values	Notes
Doors	Good	
Walls	Good	Small chipping on corner of wall next to shower
Outlets (1)	Good, Dirty	
Medicine Cabinet	Good	
Sink / Cabinet	Good, Damaged	Finish on right side of cabinet damaged
Ceiling	Good	
Lights	Good	
Exhaust Fan	Good	
Flooring	Good	
Toilet	Good	
Bath/Shower	Good	

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### Garage / Office

Items	Values	Notes
Doors	Fair, Marked, Dirty	Small holes in frame; slight scuffing on bottom
Garage Door	Good	
Walls	Fair, Marked, Damaged	Small dent by garage switch; small hole with visible light above garage door - Poor sealing around exhaust hose for AC.
Outlets (6)	Good	
Ceiling	Fair	Lots of protruding nails
Lights	Good	
Flooring	Fair, Marked	Paint spots, cracking
Washer / Dryer	Good	
Water Heater	Good	
Refrigerators (5)	Good, Damaged	Largest fridge needs bottom drawer door fixed
Sink	Good	Minor brown stains in sink bowl
Cabinets / Drawers	Fair	Small chip in cabinet nearest door.

### Back Yard

Items	Values	Notes
Lawn	Good	Small patch under badminton net
Plant Beds	Good, Dirty	Junk and rebar to be removed. Pot, bamboo decor, scrap wood, and metal plate and frames to be removed
Garden Hose / Spouts	Fair	Spout leaks water (better connection with hose needed) Hose head is old and needs replacing
Sprinklers	Good	Talk with gardeners about regular checks



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### External (Back)

Items	Values	Notes
Lights / Fan	Fair, Dirty	Fan light cover askew
Awning / Facia / Gutters	Fair, Dirty, Damaged	Active and inactive wasp nests behind facia on right side of house. Paint alongside entire facia chipping and blemished. Gutter nearest lawn needs end piece.
Patio / Grill Island	Marked, Dirty	Grill island needs deep clean. Corrosion and chipping of protective coating
Patio Furniture	Fair	Small holes in cloth of chairs closest
Side Gate (Right)	Damaged	Gate falling apart, doesn't open all the way. Rotting wood.
Walls	Good, Marked	Walls are patchy in places and can use touch up. Corner of house nearest stone wall has large chip Electrical panel can use tuning to better shut all the way.
Windows / Covers	Good, Dirty	
Outlets (3)	Good	
Perimeter Walls / Fence	Good, Marked	Fence Structurally sound, but I have chipped paint in places. Also, the section of fence on the right side of the house is white instead of brown.
HVAC System	Good	
Side Gate (Left)	Fair, Marked, Dirty	Gate only opens from outside. Chips in paint and part of wood are rotting.

### Summary

General Comments	All bedroom doors can use door-stoppers Deep clean recommended We should get in touch with gardener to discuss regular sprinkler testing.
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### Signature

Kami Zargari February 21, 2019 12:00 AM

