

Sample - Owner Inspection Report

Occupied/Periodic inspections are an important part of taking great care of your home. Our owners receive 2 inspections per year as part of our service to you.

- ◆ Depending on the size of your home, your report will usually contain 30-80 photos of the interior & exterior!
- ◆ We will make recommendations to you in this report, as well as advise you of any repair needs.
- ◆ Owner's are expected to review photos and suggestions as well to ensure that they are up-to-date on the condition of their home.

-FYI-

- ❖ Tenant move-in/move-out activity may affect the periodic inspection schedule as they also result in detailed inspections and result in reports to owners & even more photo records for your home.
- ❖ Additional inspections may be scheduled to follow up on repairs, updates at the home or any other concerns that merit a home visit. These visits may not include all rooms.
- ❖ Owners are permitted to inspect their homes as needed with appropriate notice to the tenant. Owners are expected to review, respond and interact about inspection findings.

Owner Inspection Report & Photos

Greetings Jason, below is your most recent inspection report and photos. It was my pleasure to perform your inspection this time around. I took some great photos for you to review – the pool looked amazing and as usual, your tenant has your home looking like a showroom! Your tenant is in my top-3 favorites! Your home has never looked better! Your tenant has it decorated beautifully! I took some great marketing shots!

My Notes: Your tenant takes pride in the home and when it goes on the market again, it should show nicely with them in the home which is half the battle. I have listed items that were noted but invite you to review your photos for any items that you have additional questions about. It's easy to get in a rut of only fixing things that are broken. Don't forget to update things while the rent is flowing in like clockwork. If you wish to schedule any work at the home just let us know. Email Approved Repairs to: PMrepairs@StephanieClarkandTeam.com

Items of concern that need to be addressed:

- Decking is in need of some TLC – I know we have talked about it. This winter is expected to be harsh and the warm weather days are soon to be fleeting. You have a few pop ups and the nails that are in are very rusty. Soon to be a safety hazard.

Items we need to keep an eye on/or that should be addressed before the property turns over to a new tenant:

- Paint door leading to the garage.
- Front trim work could use a fresh coat of paint.
- Trim around the front and backdoor is chipping off.
- FROG carpet is looking old.

Suggested updates:

- Exterior lighting is looking rough and could use updating.
- Is the trellis yours? It needs a fresh coat of paint. It's charming. I think you should maintain if it's yours.

Observations:

- Tenants dog may have passed away. ☹️
- Time to pressure wash again.

Disclaimer: The purpose of the periodic inspection is to keep you informed of the current condition of your rental property. We know that owners like to monitor the condition of fixtures, appliances, and what updating may be recommended for future marketing in a rental and sale market. We try to take lots of great photos for you so that you can plan financially for maintenance and relax when none is needed. Some inspections may produce more photos than others depending on who is at the home and access. Keep in mind that we are not monitoring the tenants housekeeping unless it is damage-causing. If necessary we will give a courtesy reminder or formal violation letter to your tenant to be sure that they are aware of their responsibilities and adhere to the lease agreement.



Stephanie Clark
— Property Management —

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