

Sample - Owner Inspection Report

Our occupied/Periodic inspections are an essential part of our process to taking great care of your investment property and keeping you informed of your home's condition and needs. Our owners receive 2 inspections per year as part of our service plan.

Please Note:

- 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.
- We may make recommendations on updates to help you keep your home marketable. Updates are never required, but expect that you may not rent as fast or as high in a competitive rental or sale market if you choose not to update.
- Owners are expected to review photos and suggestions as well to ensure that they are up-to-date on the condition of their home.

FYI's

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 and **even more** photo records of your home.

Additional inspections may be scheduled to follow up on repairs, updates at the home or any other concerns that merit a check-in.

Owners are permitted to inspect their homes as well with appropriate notice to the tenant anytime, just let us know when you would like to go.

Stephanie Clark
— *Property Management* —

EXCELLENCE REDEFINED

Occupied Inspection Report & Photos

Greetings Jason! Below is your most recent occupied inspection. It was my pleasure to visit your home and tenant this time around. I took lots of photos for you to review. The pool looked great and as usual; your tenant has your home looking like a showroom!

General Findings: *Your tenant takes pride in the home and when it goes on the market again, it should show beautifully. I've listed items that I took note of, but invite you to review my notes and photos for anything that you have additional questions on. It can be easy to get in a rut of only fixing things that are broken, but don't forget to update while the rent is flowing in year-after-year. If you wish to schedule work at the home, you can email those to PMrepairs@stephanieclarkandteam.com*

Items of concern that need to be addressed:

- Your deck 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. Decks need protective coating applied about every 2-3 years.

Items we need to keep an eye on/should be addressed at turnover:

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

Suggested updates:

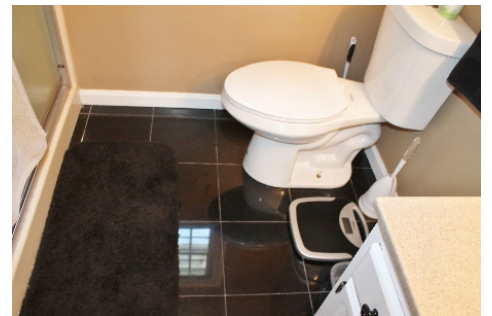
- Exterior lighting appears to be at the end of its life expectancy and is a dated style as well
- Is the trellis at the side of the home yours or your neighbors? It's charming but needs a fresh coat of paint.

Observations:

- Tenants dog may have passed away.
- Time to pressure wash again. May I put your home on the schedule to have it done?







Disclaimer: The purpose inspections are to keep you apprised of condition of your home. Owners need to monitor the condition of fixtures, appliances, and even marketability concerns. These reports will help you budget for upcoming expenses. Some inspections may produce more photos than others depending on people in the home, weather and access. Keep in mind that we are not monitoring the tenant housekeeping unless it is damage-causing. When necessary, we will give a courtesy reminders or formal violation letters to your tenant to be sure that they are aware of their responsibilities and adhere to the requirements of the Residential Lease Agreement.