

**Awesome Property Management**  
80 Red River, Suite #318, Austin, Texas 78701  
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# PROPERTY INSPECTION REPORT

Bedrooms 4  
Bathrooms 4

**OWNER :**  
**GENIE & BOTTLE LAMP**

**INSPECTOR :**  
**JON RAY**

**INSPECTION TYPE:**  
**INGOING INSPECTION**

BATHROOM 1				
ROOM/ITEM				COMMENTS
	Clean	Undamaged	Working	
DOORS & LOCKS	Y	Y	Y	Door is hollow, not solid like Unit 210
WALLS & CEILINGS	Y	Y	Y	Skylight exterior needs cleaning
FLOOR/COVERINGS	Y	Y	Y	
WINDOWS & LOCKS	Y	Y	Y	Nice view from all windows. Use in marketing.
LIGHTS & POWER POINTS	Y	Y	Y	
BATH/SHOWER & TAPS	Y	Y	Y	Garden/jacuzzi tub. Use in marketing.
BASIN, CABINET VANITY & MIRROR	Y	Y	Y	
TOILET & TOILET ROLL HOLDER	Y	Y	Y	
HEATING/EXHAUST FAN	Y	Y	Y	

DOORS & LOCKS	WALLS & CEILINGS	FLOOR/COVERINGS
		
WINDOWS & LOCKS	BATH/SHOWER & TAPS	BASIN, CABINET VANITY & MIRROR



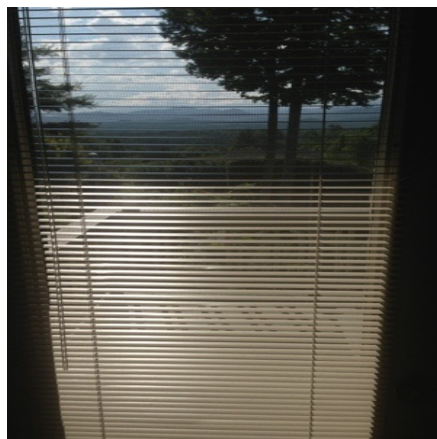
TOILET & TOILET ROLL HOLDER



BEDROOM 1

ROOM/ITEM				COMMENTS
	Clean	Undamaged	Working	
DOORS & LOCKS	Y	Y	Y	
WALLS & CEILINGS	Y	Y	Y	
FLOOR/COVERINGS	Y	Y	Y	
WINDOWS & LOCKS	Y	Y	Y	
BLINDS/CURTAINS	Y	Y	Y	Full cleaning needed.
LIGHTS & POWER POINTS	Y	Y	Y	
BUILT-INS/MIRRORS	Y	Y	Y	
SMOKE ALARMS	Y	Y	Y	Change batteries before move-in

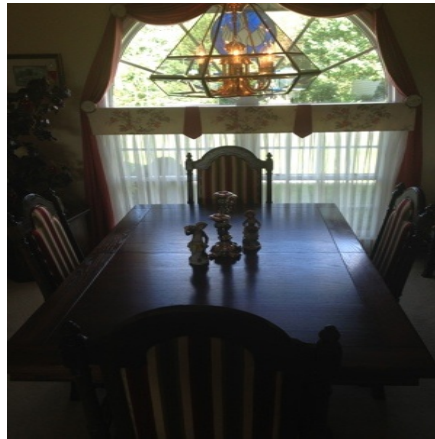
BLINDS/CURTAINS



## DINING AREA 1

ROOM/ITEM				COMMENTS
	Clean	Undamaged	Working	
DOORS & LOCKS	Y	Y	Y	
WALLS & CEILINGS	Y	Y	Y	
FLOOR/COVERINGS	Y	Y	Y	
WINDOWS & LOCKS	Y	Y	Y	
BLINDS/CURTAINS	Y	Y	Y	
LIGHTS & POWER POINTS	Y	Y	Y	
SMOKE ALARMS	Y	Y	Y	
TABLE	Y	Y	Y	Owner leaving with house for tenant

TABLE



## ENTRANCE 1

ROOM/ITEM				COMMENTS
	Clean	Undamaged	Working	
DOORS & LOCKS	Y	Y	Y	Mesh screen exterior door leads to main oak door
WALLS & CEILING	Y	Y	Y	
FLOOR/COVERINGS	N	Y	Y	Sweep before showing
WINDOWS & LOCKS	Y	Y	Y	
LIGHTS & POWER POINTS	Y	Y	Y	

DOORS & LOCKS



### GARAGE/CARPORT 1

ROOM/ITEM				COMMENTS
	Clean	Undamaged	Working	
DOORS & LOCKS	Y	Y	Y	
WALLS & CEILINGS	N	Y	Y	Use White-Flat32 paint
FLOOR/COVERINGS	N	Y	Y	Sweep and polish
WINDOWS & LOCKS	Y	Y	Y	
LIGHTS & POWER POINTS	Y	Y	Y	
SHELVING/WORKBENCH	Y	N	Y	Secure hinges
SMOKE ALARMS	Y	Y	Y	




### SHELVING/WORKBENCH



### KITCHEN 1

ROOM/ITEM				COMMENTS
	Clean	Undamaged	Working	
DOORS & LOCKS	Y	Y	Y	
WALLS & CEILINGS	Y	Y	Y	
FLOOR/COVERINGS	Y	Y	Y	Get pricing for tabletop replacemnt
WINDOWS & LOCKS	Y	Y	Y	
LIGHTS & POWER POINTS	Y	Y	Y	
CUPBOARDS/DRAWERS/BENCH TOPS	Y	Y	Y	
SINK/TAPS/SPROUT	Y	Y	Y	
STOVE/HOBS/GRILLER	Y	Y	Y	
REFRIGERATOR	Y	Y	Y	Owner leaving with house for tenants

MICROWAVE	Y	Y	Y
DISHWASHER	Y	Y	Y
SMOKE ALARMS	Y	Y	Y

FLOOR/COVERINGS	CUPBOARDS/DRAWERS/BENCH TOPS	STOVE/HOBS/GRILLER
		

REFRIGERATOR


LAUNDRY 1				
ROOM/ITEM	<div style="display: flex; justify-content: space-around; width: 100%;"> <span style="writing-mode: vertical-rl; transform: rotate(180deg);">Clean</span> <span style="writing-mode: vertical-rl; transform: rotate(180deg);">Undamaged</span> <span style="writing-mode: vertical-rl; transform: rotate(180deg);">Working</span> </div>			COMMENTS
	DOORS & LOCKS	Y	Y	
WALLS & CEILINGS	Y	Y	Y	
FLOOR/COVERINGS	Y	Y	Y	thanks
WINDOWS & LOCKS	Y	Y	Y	
LIGHTS & POWER POINTS	Y	Y	Y	
WASH TUBS, TAPS & SPROUTS	Y	Y	Y	
WASHER	Y	Y	Y	
DRYER	Y	Y	Y	

WASH TUBS, TAPS & SPROUTS
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### LIVING ROOM 1

ROOM/ITEM				COMMENTS
	Clean	Undamaged	Working	
DOORS & LOCKS	Y	Y	Y	
WALLS & CEILING	N	Y	Y	Use Magic Clean for carpets
FLOOR/COVERINGS	Y	Y	Y	
WINDOWS & LOCKS	Y	Y	Y	What a view!
LIGHTS & POWER POINTS	Y	Y	Y	
BLINDS/CURTAINS	Y	Y	Y	
SMOKE ALARMS	Y	Y	Y	

#### WALLS & CEILING



#### WINDOWS & LOCKS



### BATHROOM 2

ROOM/ITEM				COMMENTS
	Clean	Undamaged	Working	
DOORS & LOCKS	N	Y	Y	Paint with Flat-213 White
WALLS & CEILING	Y	Y	Y	
FLOOR/COVERINGS	Y	Y	Y	Vacuum before showing
WINDOWS & LOCKS	Y	Y	Y	
LIGHTS & POWER POINTS	Y	Y	Y	

#### DOORS & LOCKS

#### FLOOR/COVERINGS



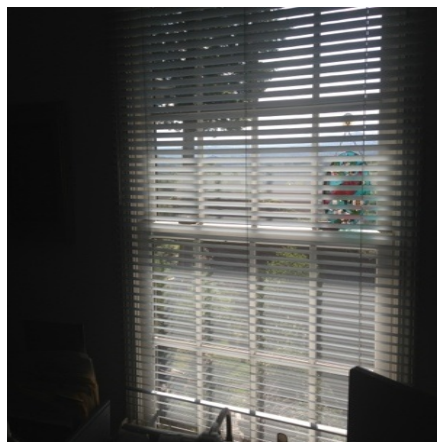
**BEDROOM 2**

ROOM/ITEM				COMMENTS
	Clean	Undamaged	Working	
DOORS & LOCKS	Y	Y	Y	
WALLS & CEILING	Y	Y	Y	
FLOOR/COVERINGS	Y	Y	Y	
WINDOWS & LOCKS	Y	Y	Y	
LIGHTS & POWER POINTS	Y	Y	Y	

**STUDY**

ROOM/ITEM				COMMENTS
	Clean	Undamaged	Working	
DOORS & LOCKS	Y	Y	Y	
WALLS & CEILING	Y	Y	Y	
FLOOR/COVERINGS	Y	Y	Y	
WINDOWS & LOCKS	Y	Y	Y	
LIGHTS & POWER POINTS	Y	Y	Y	

**WINDOWS & LOCKS**



**HALL BATH**

ROOM/ITEM				COMMENTS
	Clean	Undamaged	Working	
DOORS & LOCKS	Y	Y	Y	

WALLS & CEILING	Y	Y	Y	
FLOOR/COVERINGS	Y	Y	Y	
WINDOWS & LOCKS	Y	Y	Y	
LIGHTS & POWER POINTS	Y	Y	Y	Wipe clean

LIGHTS & POWER POINTS



BEDROOM 3				
ROOM/ITEM	Clean	Undamaged	Working	COMMENTS
DOORS & LOCKS	Y	Y	Y	
WALLS & CEILING	Y	Y	Y	
FLOOR/COVERINGS	Y	Y	Y	
WINDOWS & LOCKS	Y	Y	Y	
LIGHTS & POWER POINTS	Y	Y	Y	

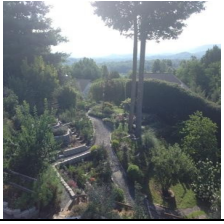
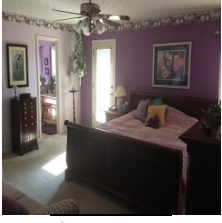
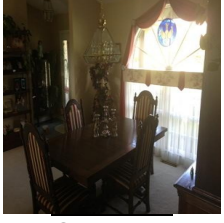
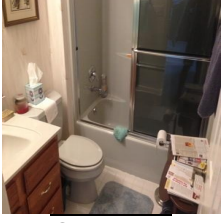
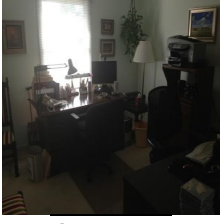
BATHROOM 3				
ROOM/ITEM	Clean	Undamaged	Working	COMMENTS
DOORS & LOCKS	Y	Y	Y	
WALLS & CEILING	Y	Y	Y	
FLOOR/COVERINGS	N	N	N	Use Floor King for repair
WINDOWS & LOCKS	Y	Y	Y	
LIGHTS & POWER POINTS	Y	Y	Y	

FLOOR/COVERINGS





# Marketing Photos

<p>Title: Laundry</p>  <p>Comment: thanks</p>	<p>Title: Backyard</p>  <p>Comment: Great</p>	<p>Title: Mstr Bath Pic</p>  <p>Comment: Nice</p>
<p>Title: BedRoom2</p>  <p>Comment:</p>	<p>Title: Living Pic</p>  <p>Comment:</p>	<p>Title: BedRoom1</p>  <p>Comment:</p>
<p>Title: Front Pic</p>  <p>Comment:</p>	<p>Title: Dining Area</p>  <p>Comment:</p>	<p>Title: Hall Bath Pic</p>  <p>Comment:</p>
<p>Title: BedRoom3</p>  <p>Comment:</p>	<p>Title: Kitchen Pic</p>  <p>Comment:</p>	<p>Title: Entry Pic</p>  <p>Comment:</p>

**Next Inspection Alert :**  
Check A/C filter on next inspection.

**Maintenance Comments :**  
Let resident know to turn sprinkler on timer to keep foundation and lawn watered.

**General Comments :**  
This home was in good condition and current resident is keeping up with maintenance. Shingles appear to be worn from windstorm.

**Resident Signature :**



**Inspector Signature:**

