



Move-In Inspection

1234 Main Street Any town , CA, 95662

Inspected on March 29, 2016 2:44 PM

| Report Created on March 29, 2016 3:53 PM

Living Room

Items	Values	Notes
Walls	Clean: Yes, Undamaged: Yes	
Ceiling	Clean: Yes, Undamaged: Yes	
Doors	Clean: Yes, Undamaged: Yes, Working: Yes	
Windows	Clean: Yes, Undamaged: Yes, Working: Yes	
Screens	Clean: Yes, Undamaged: Yes	
Window Coverings	Clean: Yes, Undamaged: Yes, Working: Yes	
Flooring	Clean: Yes, Undamaged: Yes	
Baseboards	Clean: Yes, Undamaged: Yes	
Lights	Clean: Yes, Undamaged: Yes, Working: Yes	
Air Conditioning	Clean: Yes, Undamaged: Yes, Working: Yes	
Power Outlets	Clean: Yes, Undamaged: Yes, Working: Yes	
Fireplace	Clean: Yes, Undamaged: Yes	

Photos



Walls



Windows



Flooring



Fireplace

Dining Room

Items	Values	Notes
Walls	Clean: Yes, Undamaged: Yes	
Ceiling	Clean: Yes, Undamaged: Yes	
Windows	Clean: Yes, Undamaged: Yes, Working: Yes	
Screens	Clean: Yes, Undamaged: Yes	
Window Coverings	Clean: Yes, Undamaged: Yes, Working: Yes	
Flooring	Clean: Yes, Undamaged: Yes	
Baseboards	Clean: Yes, Undamaged: Yes	
Lights	Clean: Yes, Undamaged: Yes, Working: Yes	
Air Conditioning	Clean: Yes, Undamaged: Yes, Working: Yes	
Power Outlets	Clean: Yes, Undamaged: Yes, Working: Yes	

Photos



Walls

Kitchen

Items	Values	Notes
Walls	Clean: Yes, Undamaged: Yes	
Ceiling	Clean: Yes, Undamaged: Yes	
Windows	Clean: Yes, Undamaged: Yes, Working: Yes	
Screens	Clean: Yes, Undamaged: Yes	
Window Coverings	Clean: Yes, Undamaged: Yes, Working: Yes	
Flooring	Clean: Yes, Undamaged: Yes	
Baseboards	Clean: Yes, Undamaged: Yes	
Lights	Clean: Yes, Undamaged: Yes, Working: Yes	
Air Conditioning	Clean: Yes, Undamaged: Yes, Working: Yes	
Power Outlets	Clean: Yes, Undamaged: Yes, Working: Yes	
Cupboards	Clean: Yes, Undamaged: Yes	
Countertops	Clean: Yes, Undamaged: Yes	
Pantry	Clean: Yes, Undamaged: Yes	
Oven	Clean: Yes, Undamaged: Yes, Working: Yes	
Stove Top	Clean: Yes, Undamaged: Yes, Working: Yes	
Exhaust Vent	Clean: Yes, Undamaged: Yes, Working: Yes	
Sink / Faucet	Clean: Yes, Undamaged: Yes, Working: Yes	
Garbage Disposal	Clean: Yes, Undamaged: Yes, Working: Yes	
Microwave	Clean: Yes, Undamaged: Yes, Working: Yes	
Dishwasher	Clean: Yes, Undamaged: Yes, Working: Yes	

Photos



Walls



Oven



Sink / Faucet



Microwave

Hallway

Items	Values	Notes
Walls	Clean: Yes, Undamaged: Yes	
Closets/cabinets	Clean: Yes, Undamaged: Yes	
Ceiling	Clean: Yes, Undamaged: Yes	
Filter	Clean: Yes, Undamaged: Yes	
Heater	Clean: Yes, Undamaged: Yes, Working: Yes	
Flooring/foundation	Clean: Yes, Undamaged: Yes	
Smoke Alarm Detector	Clean: Yes, Undamaged: Yes, Working: Yes	
C/O Detector	Clean: Yes, Undamaged: Yes, Working: Yes	
Lights	Clean: Yes, Undamaged: Yes, Working: Yes	

Bedroom 1

Items	Values	Notes
Walls	Clean: Yes, Undamaged: Yes	
Ceiling	Clean: Yes, Undamaged: Yes	
Doors	Clean: Yes, Undamaged: Yes, Working: Yes	
Windows	Clean: Yes, Undamaged: Yes, Working: Yes	
Screens	Clean: Yes, Undamaged: Yes	
Window Coverings	Clean: Yes, Undamaged: Yes, Working: Yes	
Flooring	Clean: Yes, Undamaged: Yes	
Baseboards	Clean: Yes, Undamaged: Yes	
Lights	Clean: Yes, Undamaged: Yes, Working: Yes	
Air Conditioning	Clean: Yes, Undamaged: Yes, Working: Yes	
Power Outlets	Clean: Yes, Undamaged: Yes, Working: Yes	
Fan	Clean: Yes, Undamaged: Yes, Working: Yes	
Closet	Clean: Yes, Undamaged: Yes, Working: Yes	
Smoke Detector	Clean: Yes, Undamaged: Yes, Working: Yes	

Photos



Walls

Bedroom 2

Items	Values	Notes
Walls	Clean: Yes, Undamaged: Yes	
Ceiling	Clean: Yes, Undamaged: Yes	
Doors	Clean: Yes, Undamaged: Yes, Working: Yes	
Windows	Clean: Yes, Undamaged: Yes, Working: Yes	
Screens	Clean: Yes, Undamaged: Yes, Working: Yes	
Window Coverings	Clean: Yes, Undamaged: Yes, Working: Yes	
Flooring	Clean: Yes, Undamaged: Yes	
Baseboards	Clean: Yes, Undamaged: Yes, Working: Yes	
Lights	Clean: Yes, Undamaged: Yes, Working: Yes	
Air Conditioning	Clean: Yes, Undamaged: Yes, Working: Yes	
Power Outlets	Clean: Yes, Undamaged: Yes, Working: Yes	
Closet	Clean: Yes, Undamaged: Yes, Working: Yes	
Smoke Detector	Clean: Yes, Undamaged: Yes, Working: Yes	

Photos



Walls

Bathroom

Items	Values	Notes
Walls	Clean: Yes, Undamaged: Yes	
Ceiling	Clean: Yes, Undamaged: Yes	
Doors	Clean: Yes, Undamaged: Yes, Working: Yes	
Windows	Clean: Yes, Undamaged: Yes, Working: Yes	
Screens	Clean: Yes, Undamaged: Yes	
Window Coverings	Clean: Yes, Undamaged: Yes, Working: Yes	
Flooring	Clean: Yes, Undamaged: Yes	
Baseboards	Clean: Yes, Undamaged: Yes	
Lights	Clean: Yes, Undamaged: Yes, Working: Yes	
Air Conditioning	Clean: Yes, Undamaged: Yes, Working: Yes	
Power Outlets	Clean: Yes, Undamaged: Yes, Working: Yes	
Cabinets	Clean: Yes, Undamaged: Yes	
Towel Rack	Clean: Yes, Undamaged: Yes	
Countertop	Clean: Yes, Undamaged: Yes	
Shower	Clean: Yes, Undamaged: Yes, Working: Yes	
Shower Door	Clean: Yes, Undamaged: Yes, Working: Yes	
Bath	Clean: Yes, Undamaged: Yes, Working: Yes	
Mirror	Clean: Yes, Undamaged: Yes	
Sink	Clean: Yes, Undamaged: Yes, Working: Yes	
Faucet	Clean: Yes, Undamaged: Yes, Working: Yes	
Toilet	Clean: Yes, Undamaged: Yes, Working: Yes	
Exhaust Fan	Clean: Yes, Undamaged: Yes, Working: Yes	

Photos



Walls

Bedroom 3

Items	Values	Notes
Walls	Clean: Yes, Undamaged: Yes	
Ceiling	Clean: Yes, Undamaged: Yes	
Doors	Clean: Yes, Undamaged: Yes	
Windows	Clean: Yes, Undamaged: Yes, Working: Yes	
Screens	Clean: Yes, Undamaged: Yes, Working: Yes	
Window Coverings	Clean: Yes, Undamaged: Yes, Working: Yes	
Flooring	Clean: Yes, Undamaged: Yes	
Baseboards	Clean: Yes, Undamaged: Yes	
Lights	Clean: Yes, Working: Yes	
Air Conditioning	Clean: Yes, Undamaged: Yes, Working: Yes	
Power Outlets	Clean: Yes, Undamaged: Yes, Working: Yes	
Closet	Clean: Yes, Undamaged: Yes	
Mirror	Clean: Yes, Undamaged: Yes	
Smoke Detector	Clean: Yes, Undamaged: Yes, Working: Yes	

Photos



Walls



Closet

Bathroom master

Items	Values	Notes
Walls	Clean: Yes, Undamaged: Yes	
Ceiling	Clean: Yes, Undamaged: Yes	
Doors	Clean: Yes, Undamaged: Yes, Working: Yes	
Windows	Clean: Yes, Undamaged: Yes, Working: Yes	
Screens	Clean: Yes, Undamaged: Yes	
Window Coverings	Clean: Yes, Undamaged: Yes, Working: Yes	

Items	Values	Notes
Flooring	Clean: Yes, Undamaged: Yes	
Baseboards	Clean: Yes, Undamaged: Yes	
Lights	Clean: Yes, Undamaged: Yes, Working: Yes	
Air Conditioning	Clean: Yes, Undamaged: Yes, Working: Yes	
Power Outlets	Clean: Yes, Undamaged: Yes, Working: Yes	
Cabinets	Clean: Yes, Undamaged: Yes	
Towel Rack	Clean: Yes, Undamaged: Yes	
Countertop	Clean: Yes, Undamaged: Yes	
Shower	Clean: Yes, Undamaged: Yes	
Shower Door	Clean: Yes, Undamaged: Yes	
Mirror	Clean: Yes, Undamaged: Yes	
Sink	Clean: Yes, Undamaged: Yes	
Faucet	Clean: Yes, Undamaged: Yes, Working: Yes	
Toilet	Clean: Yes, Undamaged: Yes, Working: Yes	
Exhaust Fan	Clean: Yes, Undamaged: Yes, Working: Yes	

Photos



Walls (1/2)

Walls (2/2)

Laundry

Items	Values	Notes
Walls	Clean: Yes, Undamaged: Yes	
Ceiling	Clean: Yes, Undamaged: Yes	
Doors	Clean: Yes, Undamaged: Yes, Working: Yes	
Flooring	Clean: Yes, Undamaged: Yes	
Baseboards	Clean: Yes, Undamaged: Yes	
Lights	Clean: Yes, Undamaged: Yes, Working: Yes	

Items	Values	Notes
Air Conditioning	Clean: Yes, Undamaged: Yes, Working: Yes	
Power Outlets	Clean: Yes, Undamaged: Yes, Working: Yes	
Fan	Clean: Yes, Undamaged: Yes, Working: Yes	
Exhaust Fan	Clean: Yes, Undamaged: Yes, Working: Yes	
Vent	Clean: Yes, Undamaged: Yes	

Photos



Walls

Garage

Items	Values	Notes
Walls	Clean: Yes, Undamaged: Yes	
Ceiling	Clean: Yes, Undamaged: Yes	
Doors	Clean: Yes, Undamaged: Yes, Working: Yes	
Windows	Clean: Yes, Undamaged: Yes, Working: Yes	
Screens	Clean: Yes, Undamaged: Yes	
Window Coverings	Clean: Yes, Undamaged: Yes, Working: Yes	
Flooring	Clean: Yes, Undamaged: Yes	
Baseboards	Clean: Yes, Undamaged: Yes	
Lights	Clean: Yes, Undamaged: Yes, Working: Yes	
Power Outlets	Clean: Yes, Undamaged: Yes, Working: Yes	
Garage Door	Clean: Yes, Undamaged: Yes, Working: Yes	
Water Heater	Clean: Yes, Undamaged: Yes, Working: Yes	

External

Items	Values	Notes
Trees / Branches	Clean: Yes, Undamaged: Yes	
Pathways	Clean: Yes, Undamaged: Yes	
Fences	Clean: Yes, Undamaged: Yes	
Porch / Deck	Clean: Yes, Undamaged: Yes	
Hvac Unit	Clean: Yes, Undamaged: Yes, Working: Yes	
Electrical Panel	Clean: Yes, Undamaged: Yes	
Siding/stucco/eves	Clean: Yes, Undamaged: Yes	
Yard	Clean: Yes, Undamaged: Yes	

Photos



Pathways



Porch / Deck



Yard

Pool

Items	Values	Notes
Swimming Pool	Clean: Yes, Undamaged: Yes	
Pool Equipment	Clean: Yes, Undamaged: Yes	
Spa	Clean: Yes	
Entertainment Area	Clean: Yes, Undamaged: Yes	

Summary

General Comments	House is in move in ready condition
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Important Information Regarding This Report

EXTERIOR:

Storage of Junk and Rubbish and/or overgrown vegetation:

(Household trash, tires, scrap wood, scrap metal, other items not intended for outdoor use - Property must be clear from any overgrown vegetation and/or weeds)

Dumpster & Trash Cans:(Must be properly enclosed, free from trash overflow, and properly covered)

Inoperable/Unregistered Vehicles: (DMV Non-operations permits do not qualify as current registration. Inoperable vehicles must be stored within a fully enclosed structure)

Foundation Vent Screens/Crawl Space Covers: (Spaces must be properly covered. Screens must be in good working condition)

Roof/Ceiling: (Must be free from any holes, leaks, etc.)

Stairways-Landings/Treads/Risers/Balusters/Railings: (Must not be rotting, deteriorating, loose, etc. and the balusters must not exceed 4" apart or in accordance with code at the time of construction)

Fire Extinguishers-Multi-Family Only: (Must be properly serviced, labeled, and stored)

Exterior Lighting: (Must function properly and must have cover and be free from any exposed wiring)

Infestation of Vectors or Rodents: (Property must be clear of all vector or rodent infestations)

Electrical/Gas Meters-Multi-Family Only: (Must have proper labeling, be properly protected, and must not be tampered with)

Electrical Panel: (Must have panel cover, all breakers and fuses are labeled with appropriate identification, have dead front cover, and free from any exposed wiring)

Exterior Walkways: (Must remain clear at all times and free from any trip hazards)

Water Heaters: (Water heaters are installed in an approved location, and have seismic strapping, operable temperature relief valve and drain line, venting, and a minimum of 120 degrees water temperature)

INTERIOR

Hot/Cold Running Water: (Unit must have hot and cold running water)

Electrical Power: (Unit must have electrical power)

Heat: (Unit be permanently installed and properly functioning)

Sewage Disposal System: (Unit must have a proper sewer system and must be clear of any surfacing sewage indoors or outdoors)

Entry Doors: All doors and door jambs have strike plates that are secure, not loose; entry doors have a standard dead bolt with thumb latch at interior, locking mechanisms do not exceed 48" in height, a peephole, and are weather sealed)

Vector Infestation or Rodent Harborage: (Unit must be clear of any infestations)

Mechanical: (All mechanical equipment in the unit must properly function including: appliances, venting systems, thermostats, smoke detectors, carbon monoxide detector, air conditioning unit - if provided, etc.

Bathrooms must have operable window or exhaust vent

Electrical: (All wiring must be in good working condition - no spliced wiring, no exposed wiring, and all outlets and switch plates must have appropriate coverings. Electrical panel must be labeled. GFCI outlets must function and be installed in bathrooms, kitchens, exterior, and garage)

Plumbing: (Unit must have proper plumbing throughout unit - no leaks, must have P-traps, must have proper caulking, toilets must be secured to ground and sinks must be secured to walks.

Water heaters are installed in an approved location, and have seismic strapping, operable temperature relief valve and drain line, venting, and a minimum of 120 degree water temperature.)

Counters and Sink Surfaces: (Surfaces are in good condition, no significant cracked, chipped or missing pieces, and not constructed with porous material)

Windows: (All windows must have proper weather protection and can be opened and closed easily, and have no missing or broken glazing. Bedroom egress windows are not blocked by furniture or air conditioners, and any security bars can be released from the interior)

Flooring: (Floors must be in good condition, free from holes/missing pieces and do not create a trip hazard or unsanitary conditions)

Foundation/Sub-flooring: (Must be in good condition, must not be buckling or sagging)

Walls/Ceiling: (Walls must be clear of holes, missing sections, must not be collapsing, buckling or sagging)

Smoke Detectors/Carbon Monoxide Detectors: (Smoke detectors are working, and are located in the hallways leading to rooms used for sleeping purposes or are installed and maintained in compliance with the Code in effect at the time of their original installation. Carbon Monoxide detectors are located outside each sleeping area and on each level of a dwelling including basements. Installation must be per manufacturers instructions and per California Building Code)

It is important that you take the time to carefully read the comments on this Routine Inspection Report. The inspection that we have undertaken is a visual inspection only.

Every care is taken when carrying out this inspection to communicate to you an accurate report on the property's condition. Albeit, at times it is difficult to note all aspects with the tenant's furniture present. It is strongly recommended that you engage the services of a professional builder, electrical and pest control company to conduct an annual report on the property's electrical and building safety and possible evidence of white-ant activity. Our voice does not specialise in these areas.

If you have a pool – It is strongly recommended that you engage the services of a professional pool maintenance company to regularly check that the pool equipment and filter system is in working order. It is also the pool owner's responsibility under the Building Act 1975 to ensure that a pool safety certificate is obtained in accordance with legislation requirements. Our voice is not qualified to issue this certificate or provide information on the care and maintenance of pools.

Signature

A handwritten signature in black ink, appearing to be 'G. Smith', is centered within a dashed rectangular box.

Inspector

March 29, 2016 3:54 PM