



Boyd Property Group General Home Inspection Report

Inspector and Tenant Names

Inspector's Name	
This Report is Prepared For	
Date/Time	14:29 (-4 GMT)

Exterior Inspection

Is the exterior of the property free of trash, debris, and yard waste?	
Is there any damage to the siding, gutters, or exterior of the property?	
Please document any damage	
Are all exterior light fixtures present and in working condition?	
Which fixtures should be repaired?	
Are all steps and railings secure and free from unsafe conditions?	
Which locations require repair?	
Photograph all exterior damage or deficiencies	
Please take a photo of each side of the house. Please capture the entire house in each picture.	
Please take a photo of each section of the yard	
Please take a photo of the driveway and address marker	

Front Entry

Entry door latches and locks	Yes
All entry door hardware, closers, glass, and other accessories are in operational condition	Yes
Windows are operational	Yes
Window coverings are present and undamaged	Yes
Notes	Peeling trim paint



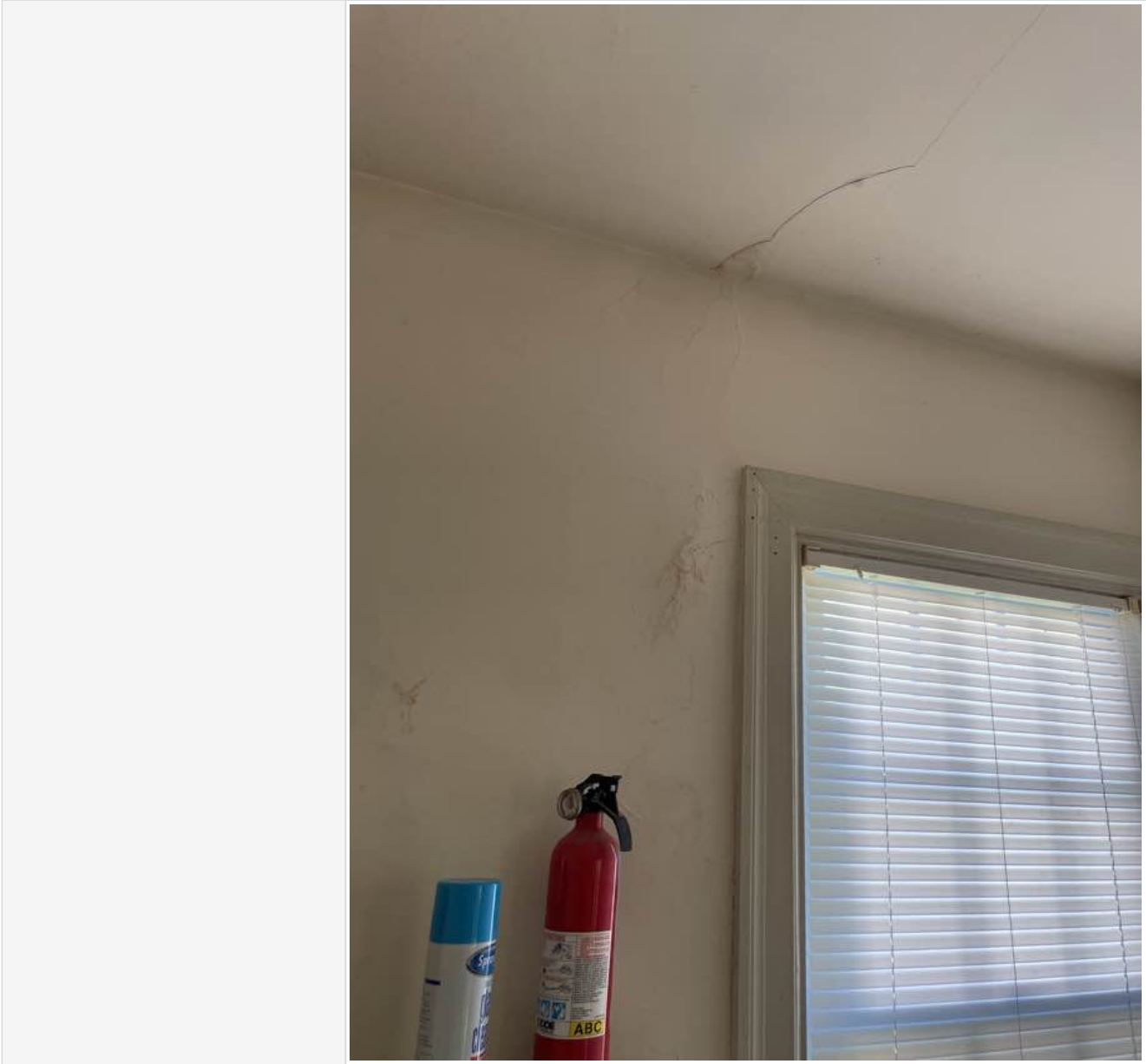
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Photograph and damage or deficiencies





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Living Room

All light fixtures are present and operational	Yes
Wall surface is free of damage	Yes
Ceiling is free of damage	Yes
Floor is free from damage (Normal wear acceptable)	Yes
All painted surfaces are in good condition	No
All trim is in acceptable condition	No

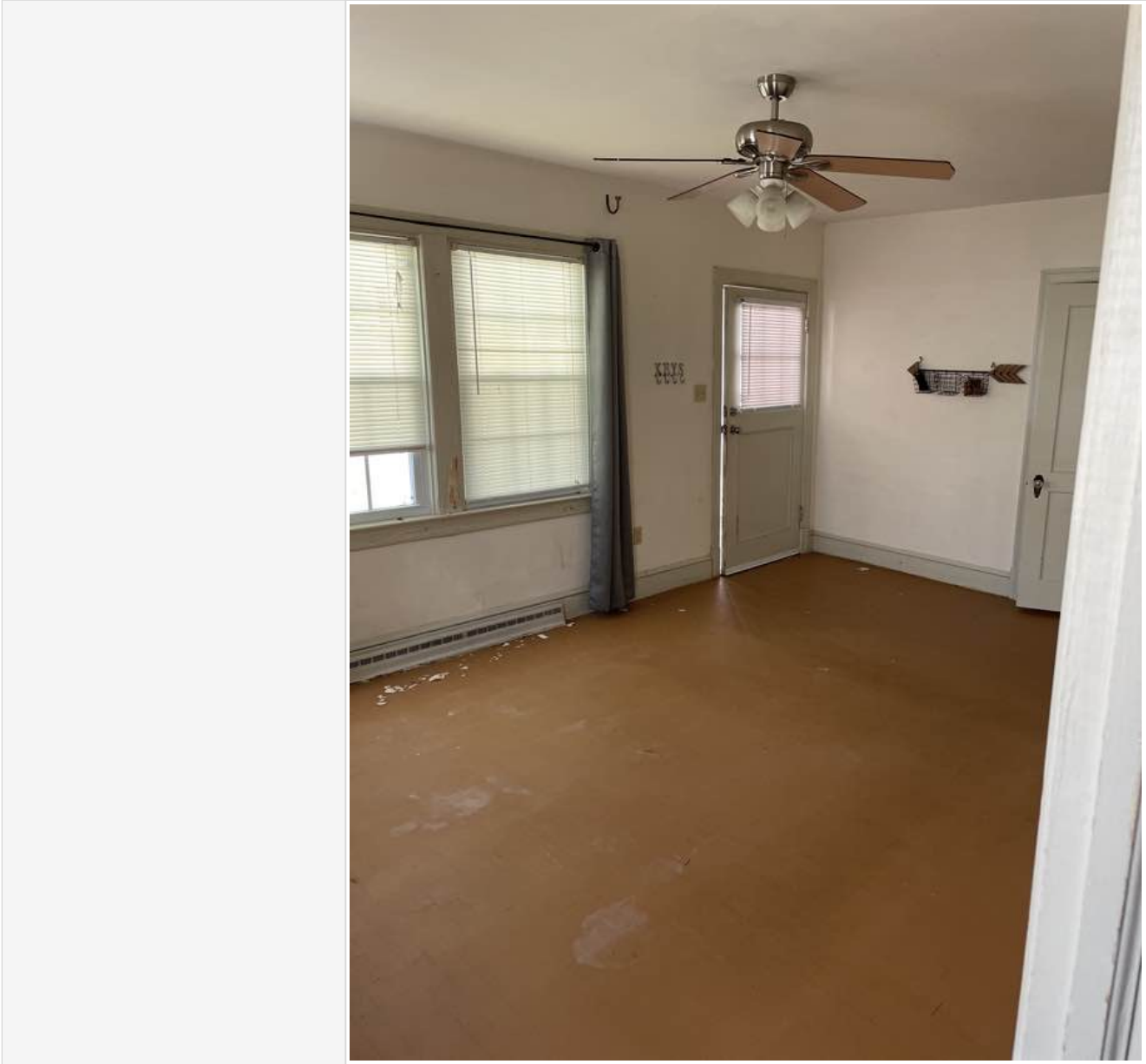


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All electrical outlets are in working condition	Yes
All light switches are in working condition	Yes
Windows are operational	Yes
Window coverings are present and undamaged	Yes
There is a working smoke detector present (test)	No
Note any deficiencies	
Photograph any damage or deficiencies	 A photograph of a living room interior. The room features light-colored wood plank flooring, white walls, and a white fireplace mantel with a brick fireplace opening. Two windows with white frames and blinds are visible. A ceiling fan with four blades and a light fixture is mounted on the ceiling. A small table with various items is placed on the mantel. A doorway is visible on the right side of the frame.



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Hallway

All light fixtures are present and operational	No
Wall surface is free of damage	Yes
Ceiling is free of damage	Yes
Floor is free from damage (Normal wear acceptable)	Yes
All painted surfaces are in good condition	No
All trim is in acceptable condition	No

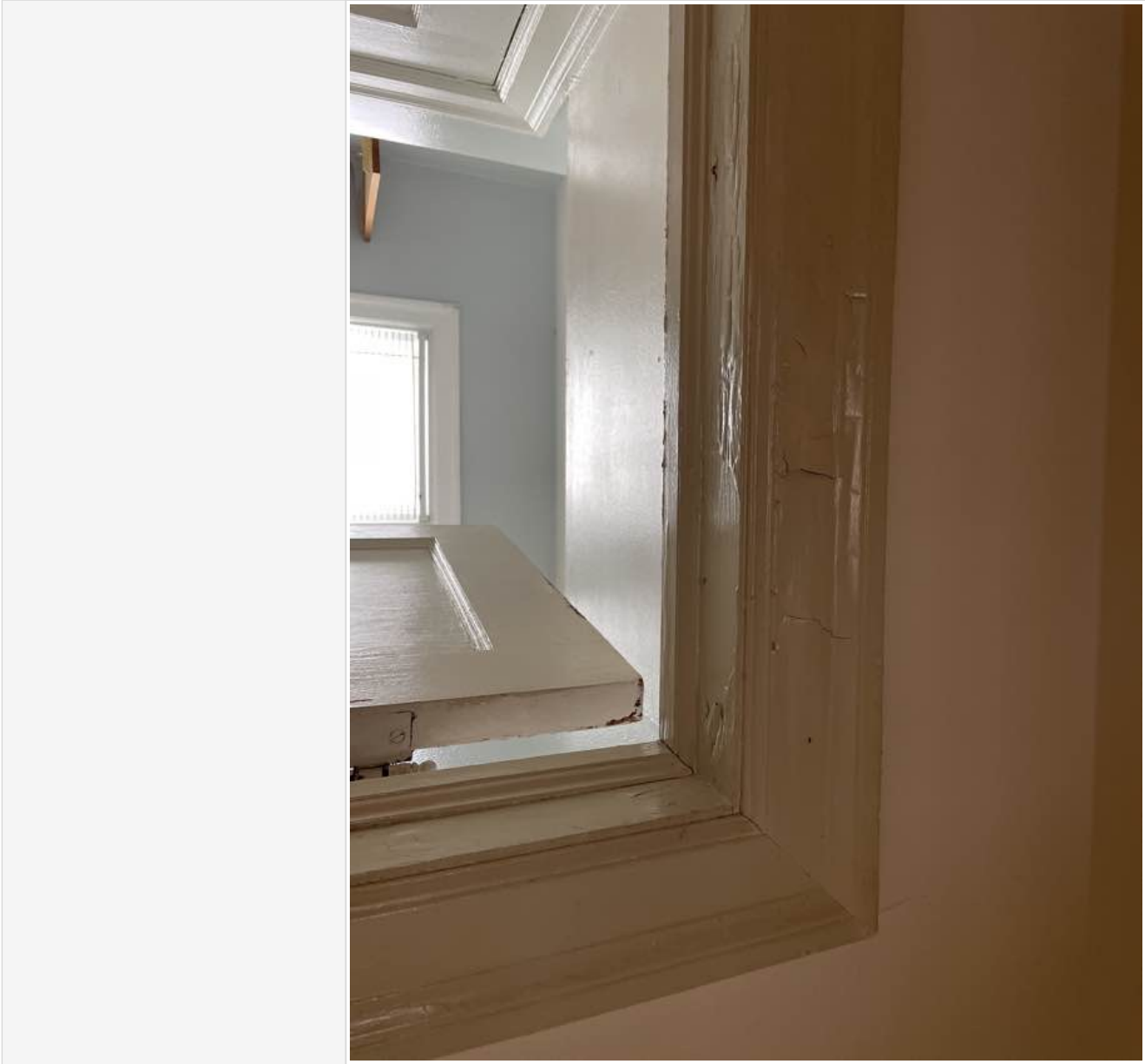


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All electrical outlets are in working condition	N/A
All light switches are in working condition	N/A
Windows are operational	N/A
Window coverings are present and undamaged	N/A
There is a working smoke detector present (test)	No
Note any deficiencies	
Photograph any damage or deficiencies	 A photograph showing a doorway. On the left side of the doorway, there is a significant hole in the wall, with the drywall missing and the underlying structure exposed. In the background, through the doorway, a ceiling fan with four light-colored blades and a white light fixture is visible. The room beyond the doorway has light-colored walls and a brown carpet.

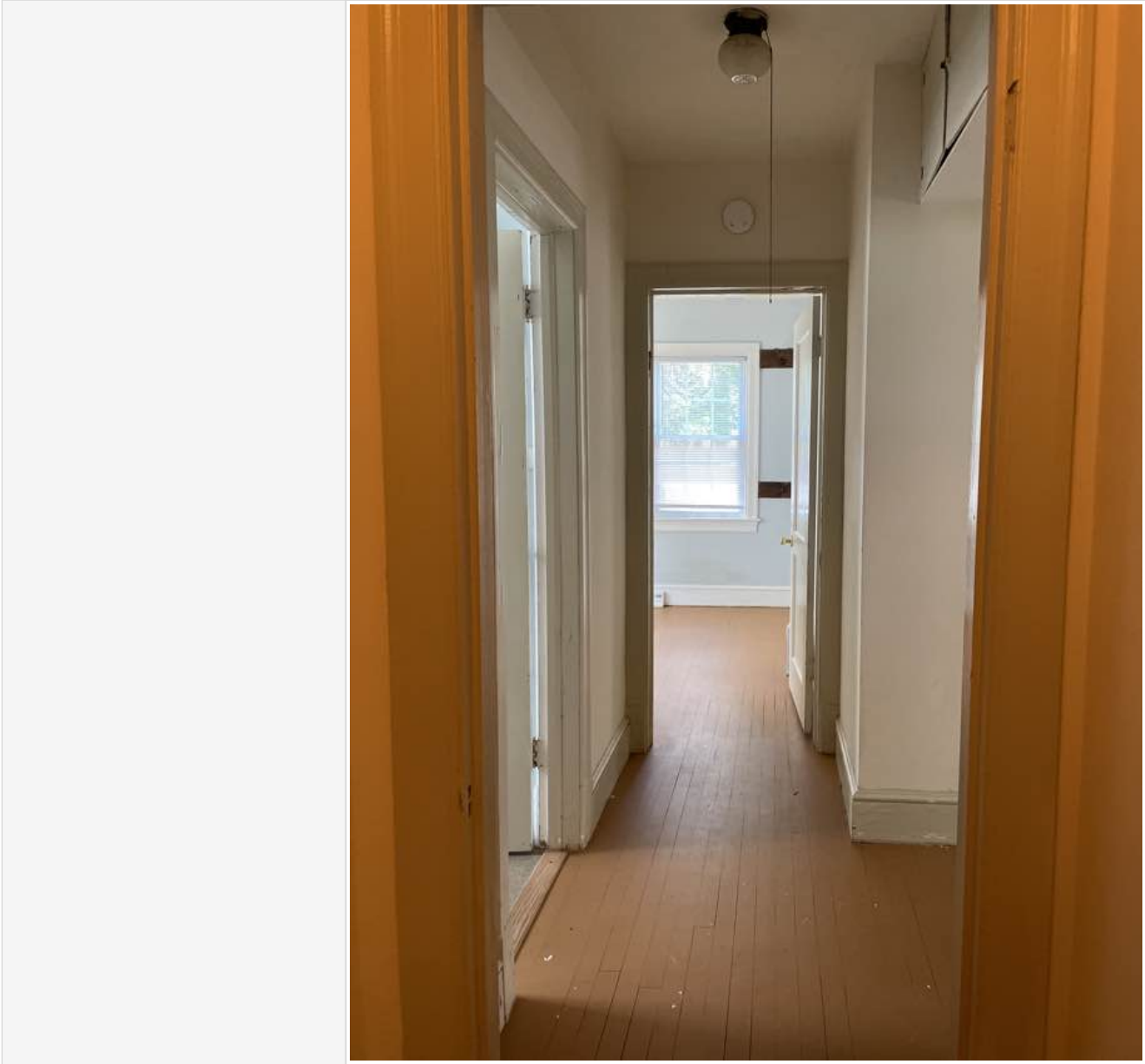


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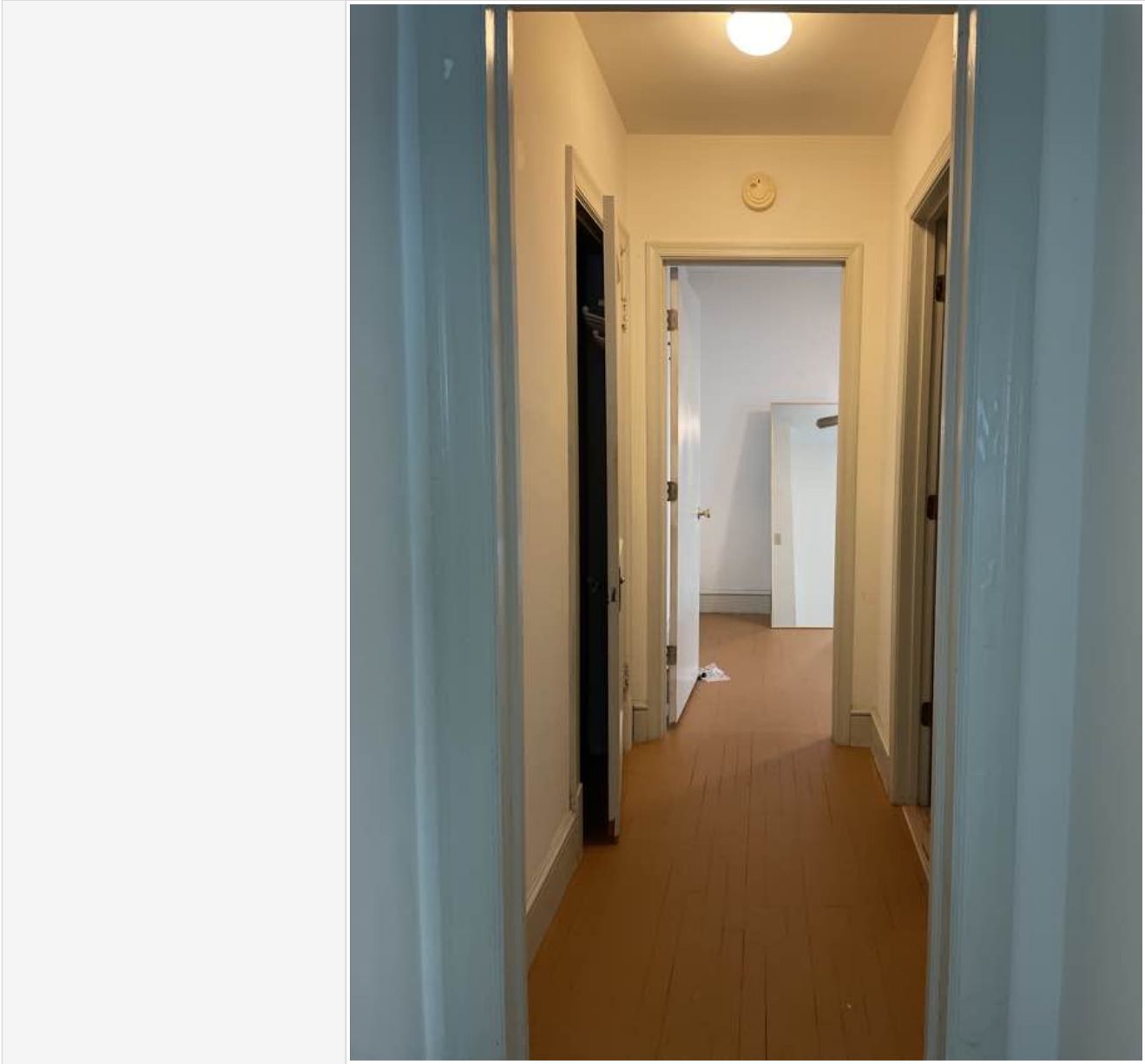


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Dining Room

All light fixtures are present and operational	No
Wall surface is free of damage	Yes
Ceiling is free of damage	Yes
Floor is free from damage (Normal wear acceptable)	Yes
All painted surfaces are in good condition	Yes
All trim is in acceptable condition	Yes



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All electrical outlets are in working condition	Yes
All light switches are in working condition	Yes
Windows are operational	Yes
Window coverings are present and undamaged	Yes
Note any deficiencies	
Photograph any damage or deficiencies	 A photograph showing the interior of a bedroom. The room has light-colored wood plank flooring and white walls. A ceiling fan with four blades is mounted on the ceiling. A window with white blinds and tan curtains is visible. To the left, there is a wooden ladder leaning against the wall, and some cardboard boxes are stacked nearby. A white baseboard heater is located under the window.

Bedroom 1

All light fixtures are present and operational	Yes
Wall surface is free of damage	No



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Ceiling is free of damage	Yes
Floor is free from damage (Normal wear acceptable)	Yes
All painted surfaces are in good condition	Yes
All trim is in acceptable condition	Yes
All electrical outlets are in working condition	Yes
All light switches are in working condition	Yes
Windows are operational	Yes
Window coverings are present and undamaged	Yes
A working smoke detector is present (test)	Yes
All light switches are in working condition	Yes
Note any deficiencies	



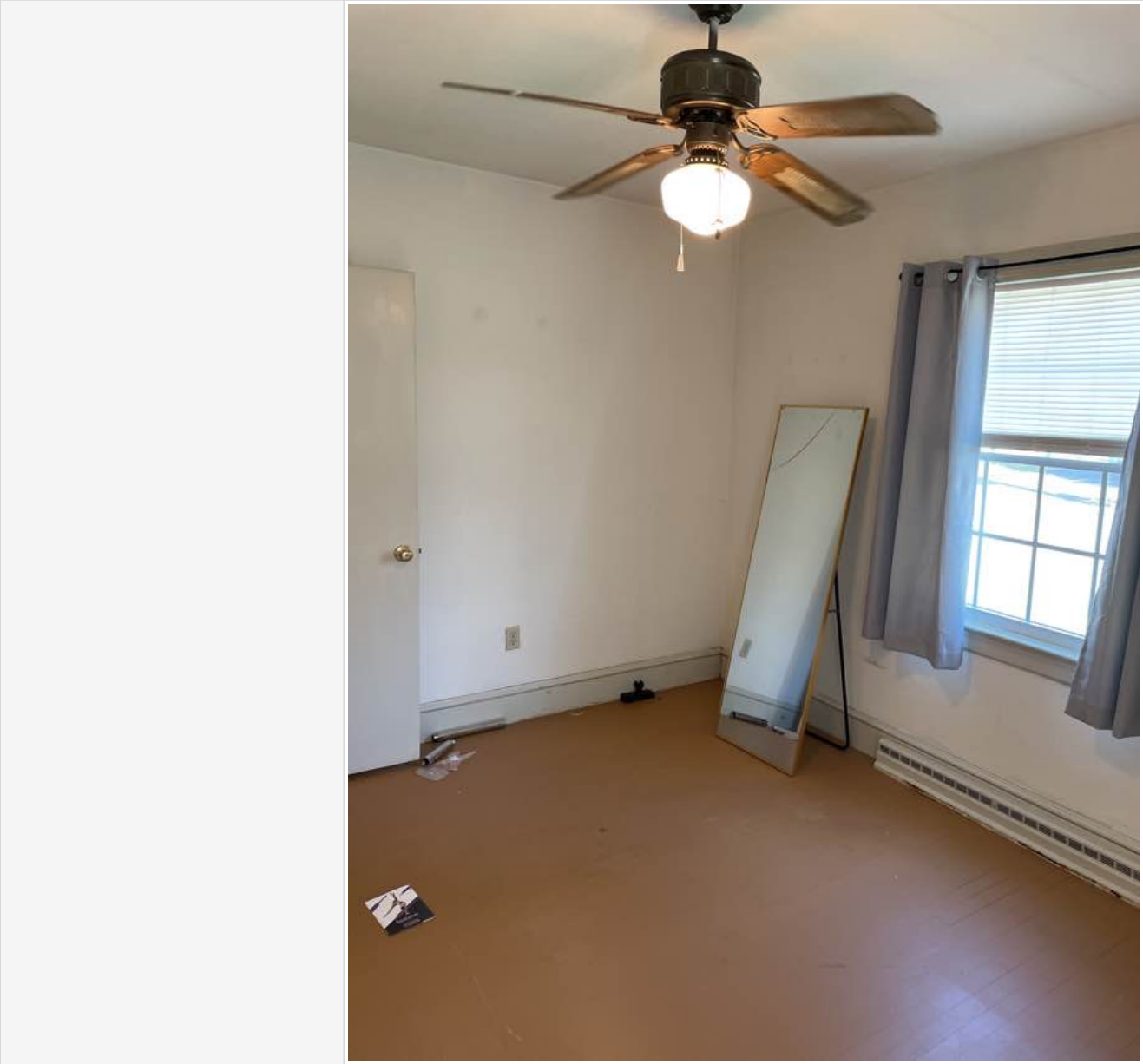
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Photograph any damage or deficiencies





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Bedroom 2

All light fixtures are present and operational	Yes
Wall surface is free of damage	No
Ceiling is free of damage	Yes
Floor is free from damage (Normal wear acceptable)	Yes
All painted surfaces are in good condition	No
All trim is in acceptable condition	Yes



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All electrical outlets are in working condition	Yes
All light switches are in working condition	Yes
Windows are operational	Yes
Window coverings are present and undamaged	Yes
A working smoke detector is present (test)	Yes
All light switches are in working condition	Yes
Note any deficiencies	
Photograph any damage or deficiencies	 A photograph of an empty room with light blue walls and a brown wood-grain floor. A ceiling fan with five blades and a central light fixture is mounted on the ceiling. A window with white trim is visible on the left wall. The room appears to be in good condition with no visible damage or deficiencies.

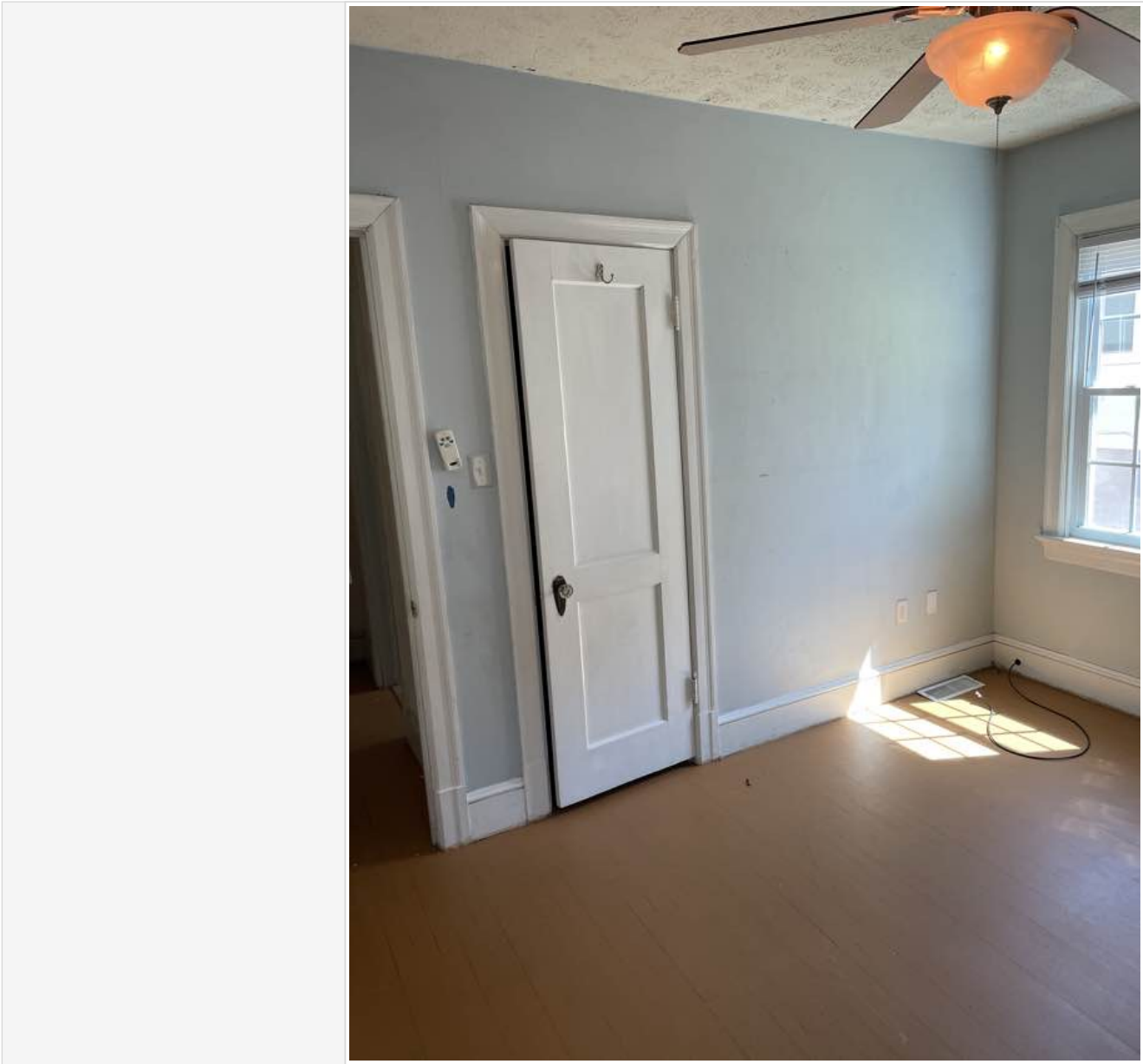


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Bedroom 3

All light fixtures are present and operational	No
Wall surface is free of damage	No
Ceiling is free of damage	Yes
Floor is free from damage (Normal wear acceptable)	Yes
All painted surfaces are in good condition	Yes
All trim is in acceptable condition	Yes

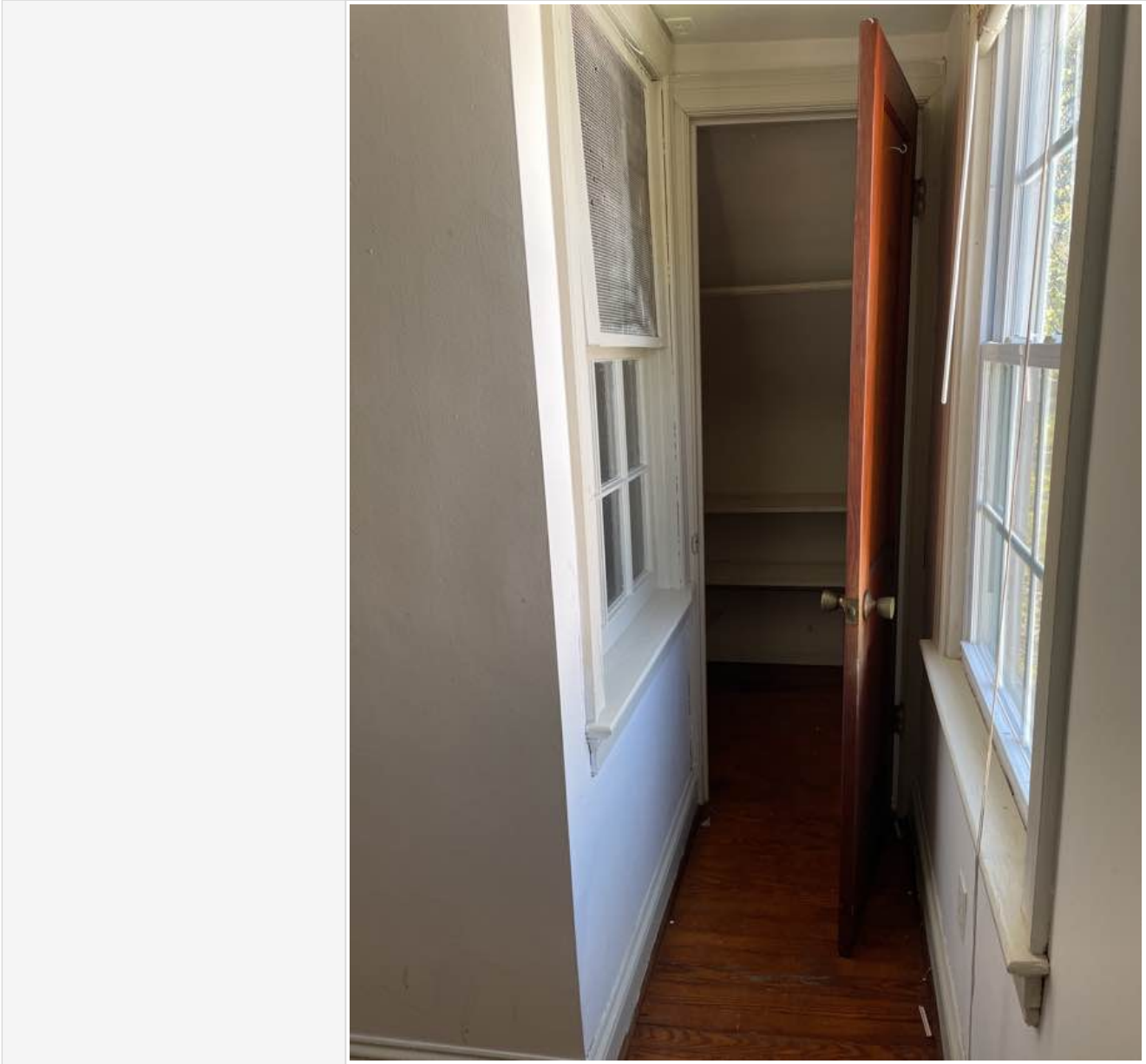


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All electrical outlets are in working condition	No
All light switches are in working condition	No
Windows are operational	Yes
Window coverings are present and undamaged	Yes
A working smoke detector is present (test)	No
All light switches are in working condition	N/A
Note any deficiencies	
Photograph any damage or deficiencies	 A photograph of an interior room, likely a bedroom or bathroom, with a sloped ceiling. A ceiling fan with a red motor and blue and yellow blades is mounted on the ceiling. A window with white trim is visible on the wall. On the right side, there is a built-in white cabinet with multiple drawers. The floor is made of dark wood and has some debris, including a white plastic bag and a green folder, scattered on it.

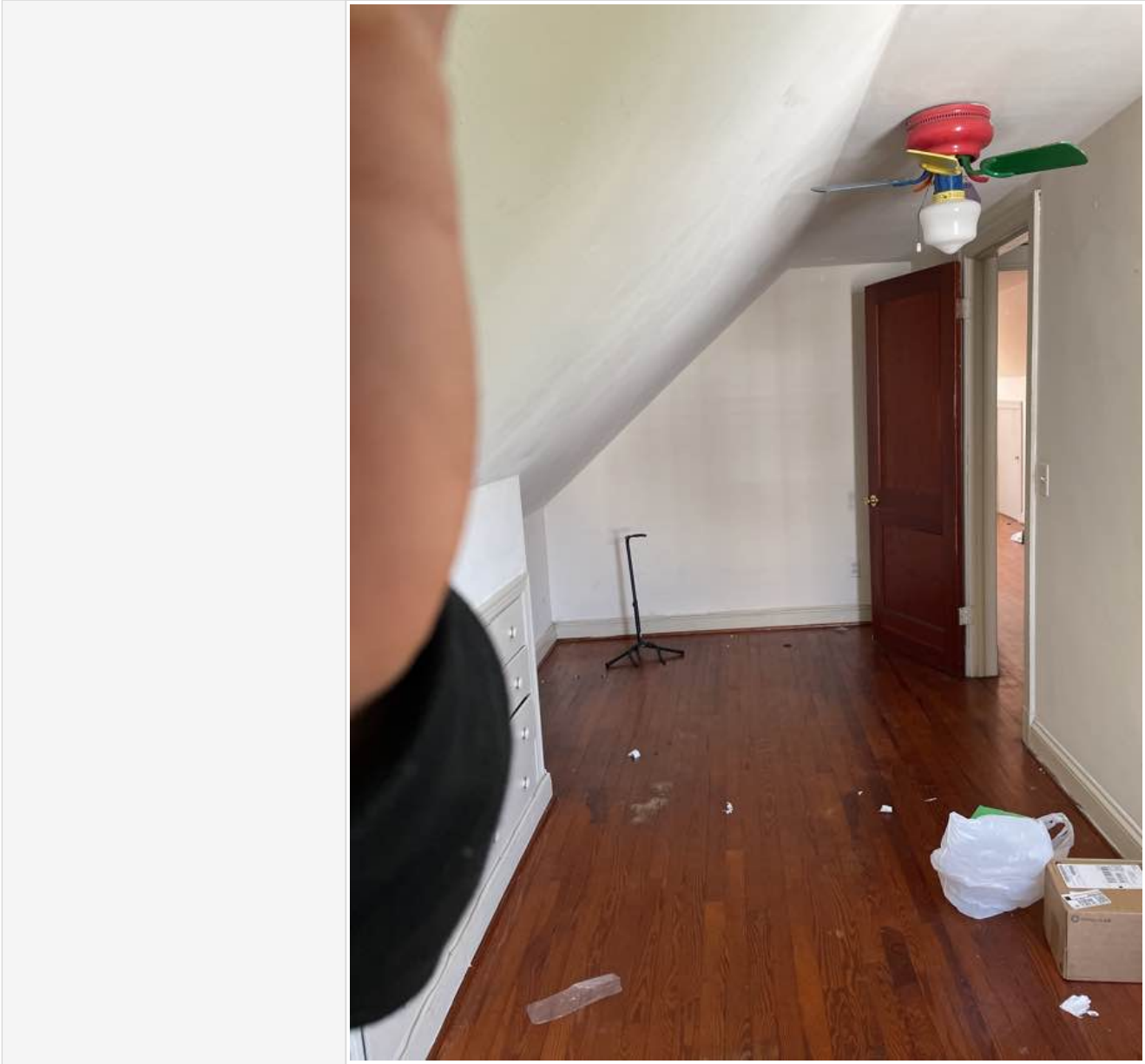


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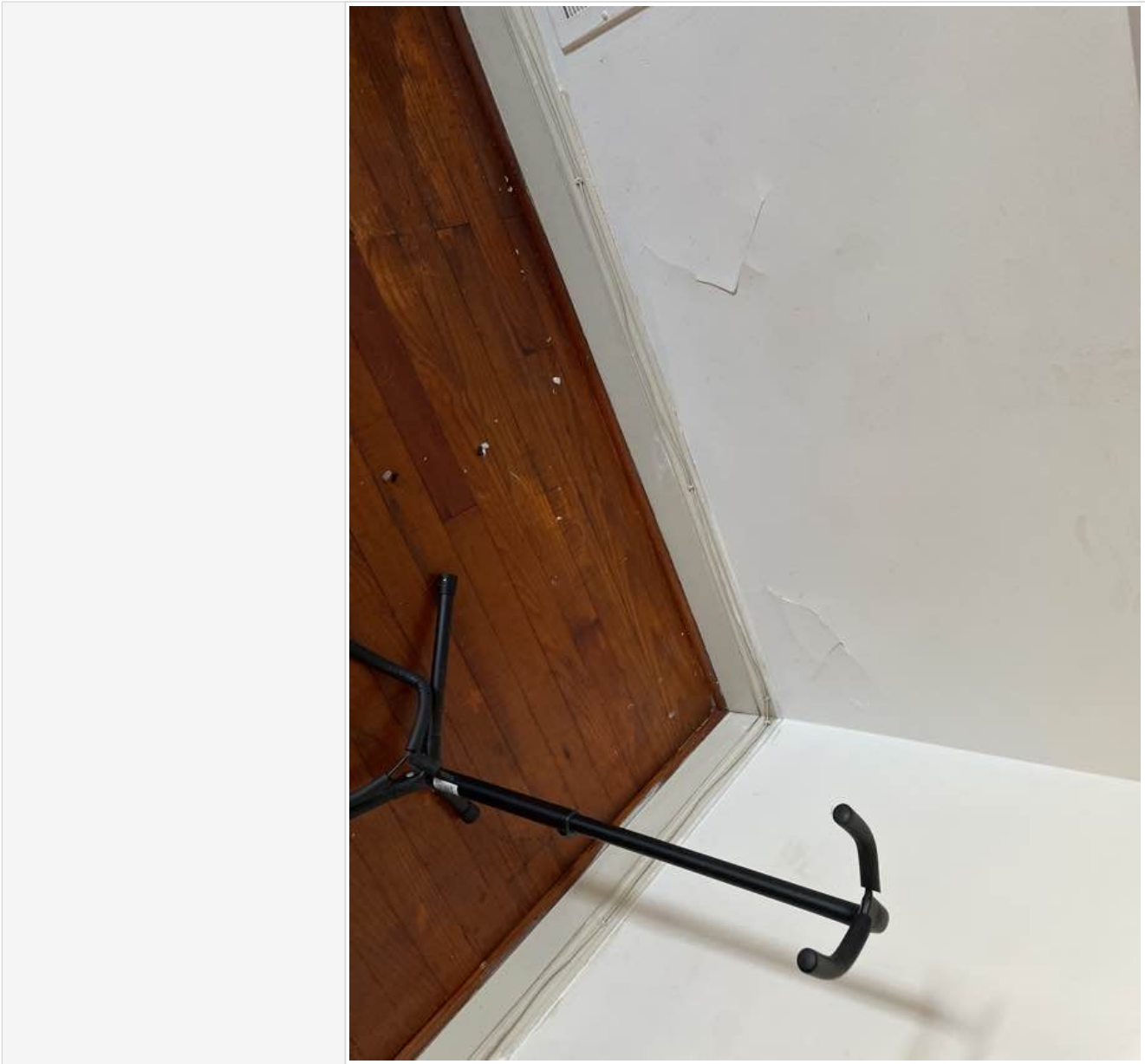


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Bedroom 4

All light fixtures are present and operational	Yes
Wall surface is free of damage	Yes
Ceiling is free of damage	Yes
Floor is free from damage (Normal wear acceptable)	Yes
All painted surfaces are in good condition	Yes
All trim is in acceptable condition	Yes

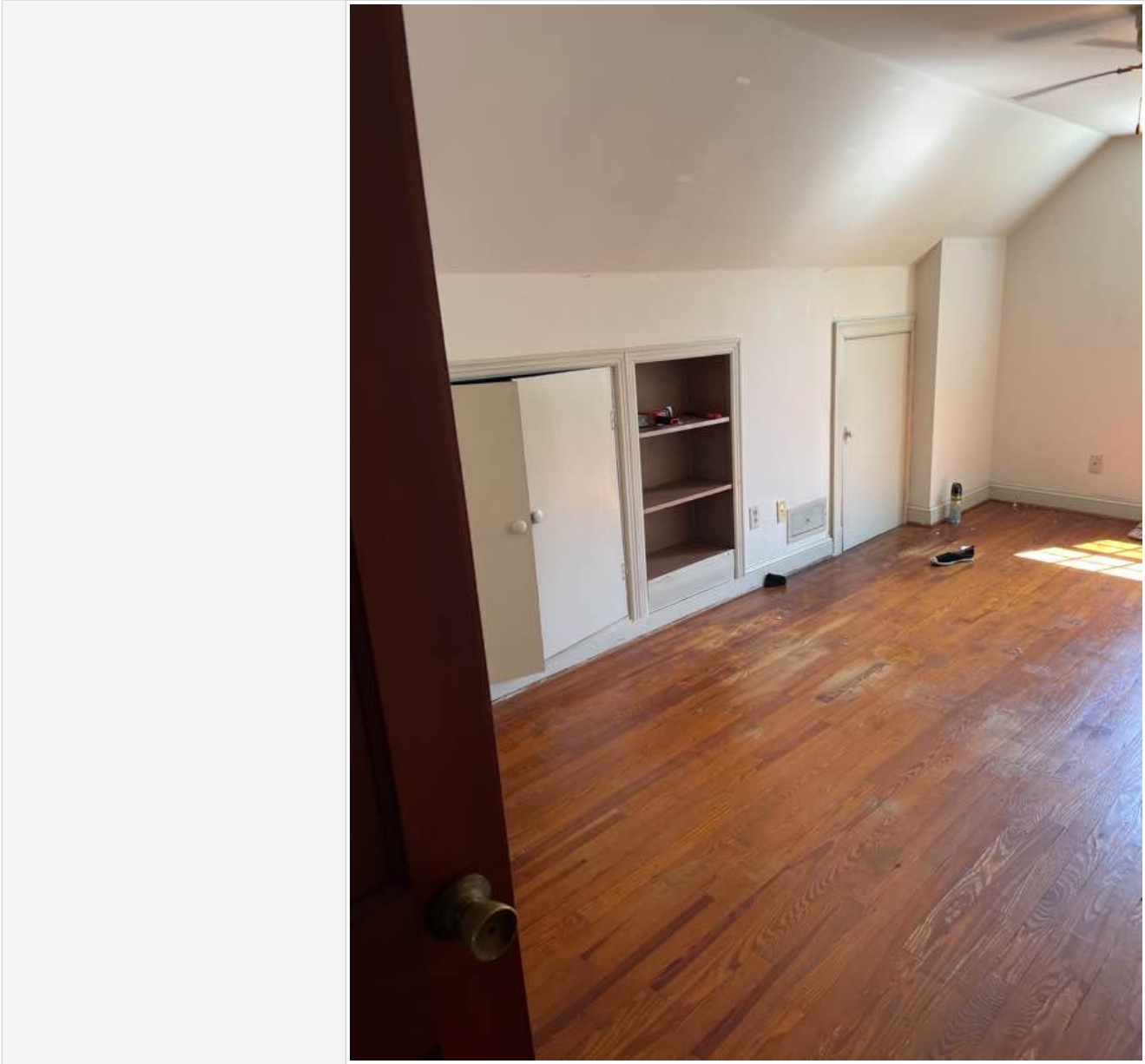


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All electrical outlets are in working condition	Yes
All light switches are in working condition	Yes
Windows are operational	Yes
Window coverings are present and undamaged	No
A working smoke detector is present (test)	Yes
All light switches are in working condition	N/A
Note any deficiencies	
Photograph any damage or deficiencies	A photograph of an empty room with light-colored wood flooring. A window with white blinds is on the left wall. A ceiling fan with a light fixture is mounted on the ceiling. A white door is visible on the right wall, and a white cabinet or dresser is partially visible next to it. The room appears to be in good condition.

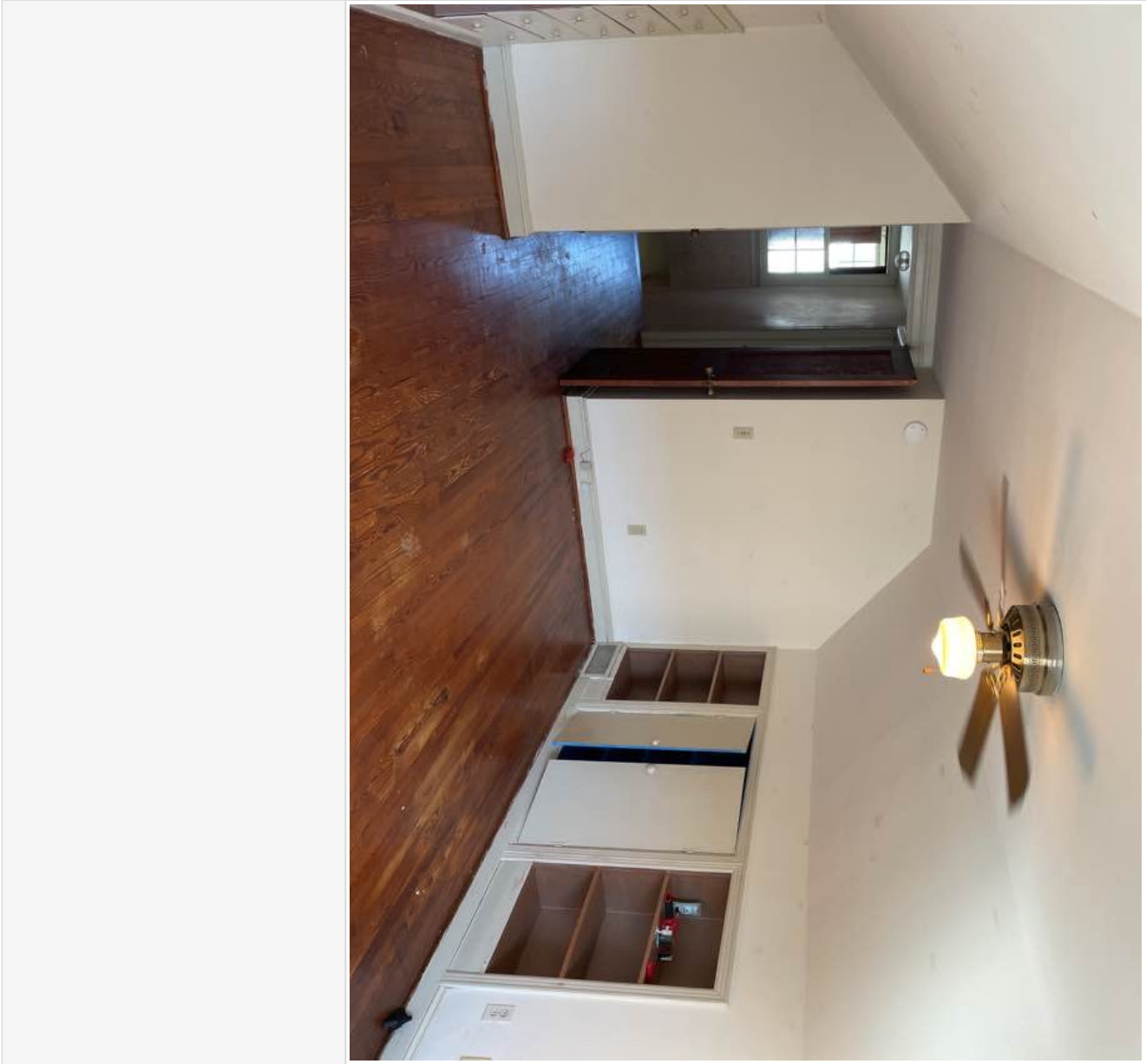


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Bedroom 5

All light fixtures are present and operational	
Wall surface is free of damage	
Ceiling is free of damage	
Floor is free from damage (Normal wear acceptable)	
All painted surfaces are in good condition	
All trim is in acceptable condition	



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All electrical outlets are in working condition	
All light switches are in working condition	
Windows are operational	
Window coverings are present and undamaged	
A working smoke detector is present (test)	
All light switches are in working condition	
Note any deficiencies	
Photograph any damage or deficiencies	

Kitchen

All light fixtures are present and operational	Yes
Wall surface is free of damage	Yes
Ceiling is free of damage	Yes
Floor is free from damage (Normal wear acceptable)	Yes
All painted surfaces are in good condition	Yes
All trim is in acceptable condition	Yes
All electrical outlets are in working condition	No
All light switches are in working condition	Yes
Windows are operational	Yes
Window coverings are present and undamaged	No
Landlord supplied appliances are in working condition	No
Plumbing fixtures are operational and free from leaks	Yes
Note any deficiencies	Left rear burner on stove does not work on stove



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Photograph any damage or deficiencies



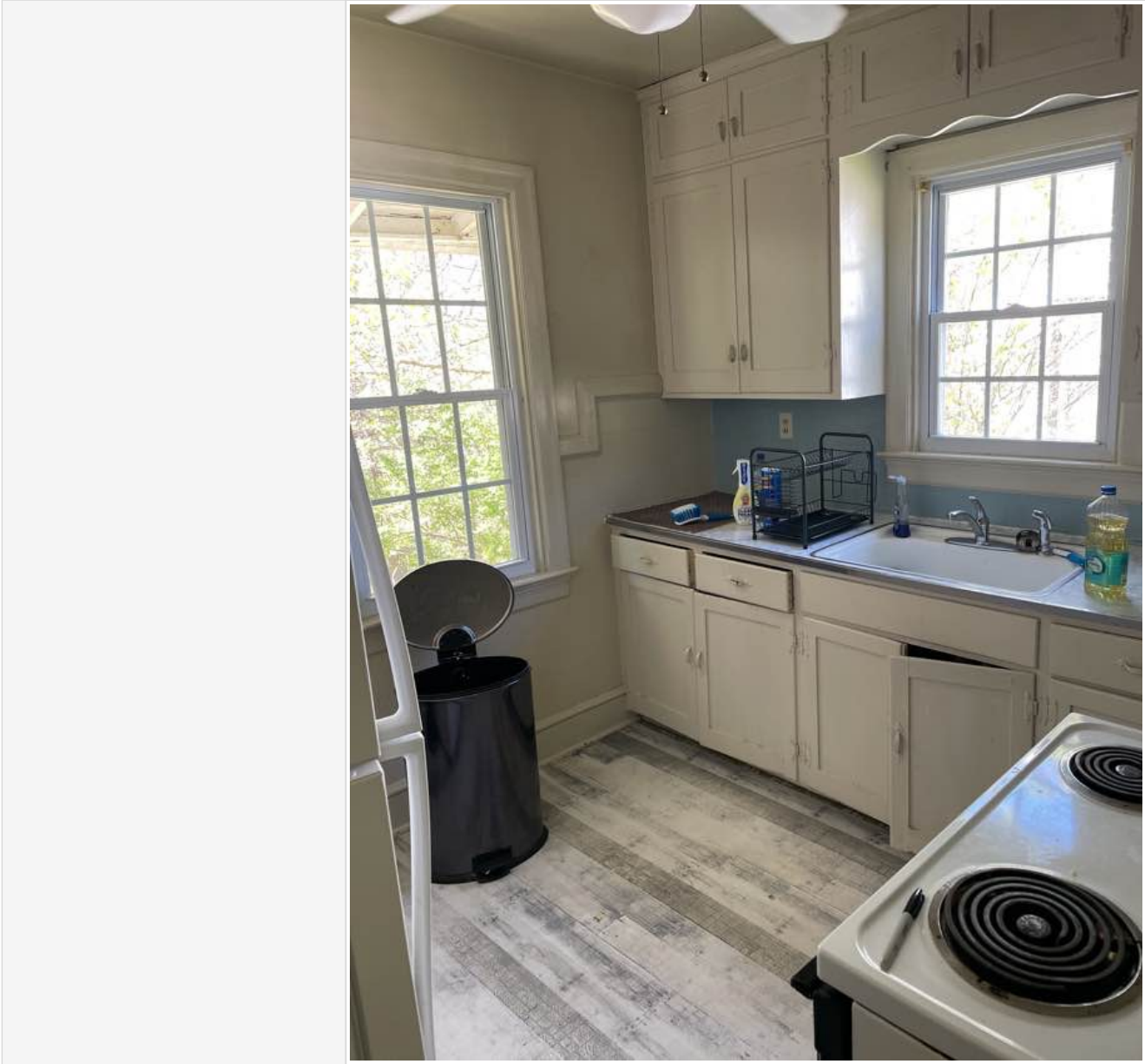


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Utility/Laundry

All light fixtures are present and operational	Yes
Wall surface is free of damage	Yes
Ceiling is free of damage	No
Floor is free from damage (Normal wear acceptable)	Yes
All painted surfaces are in good condition	No
All trim is in acceptable condition	N/A



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All electrical outlets are in working condition	Yes
All light switches are in working condition	Yes
Windows are operational	No
Window coverings are present and undamaged	Yes
A working smoke detector is present (test)	No
All light switches are in working condition	N/A
All plumbing and valves are in working order/free from leaks	Yes
The water heater has a pan installed beneath it	No
The washer has a pan installed underneath it (or a pan is present)	No
Note any deficiencies	Ceiling has old leak



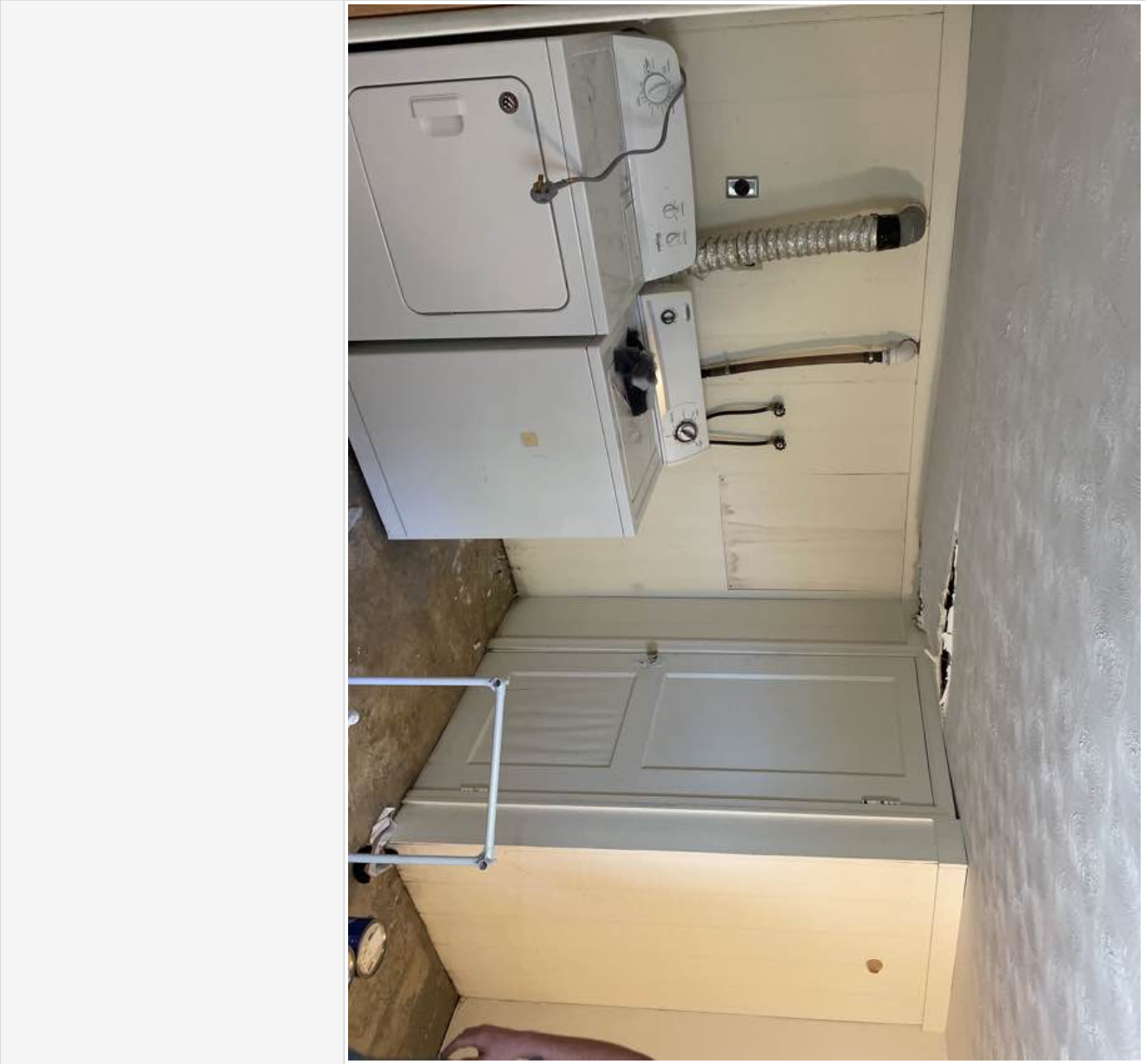
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Photograph any damage or deficiencies



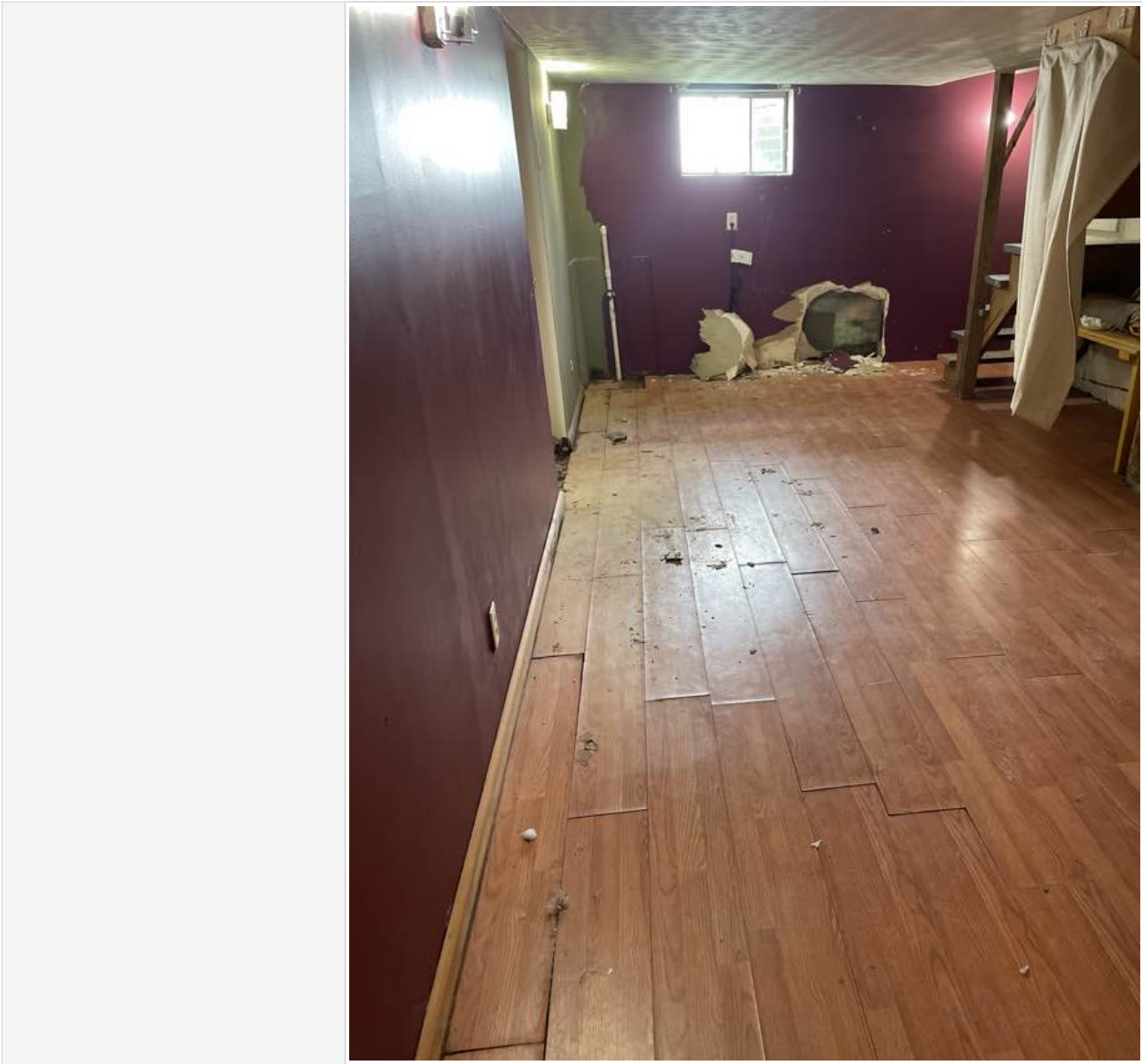


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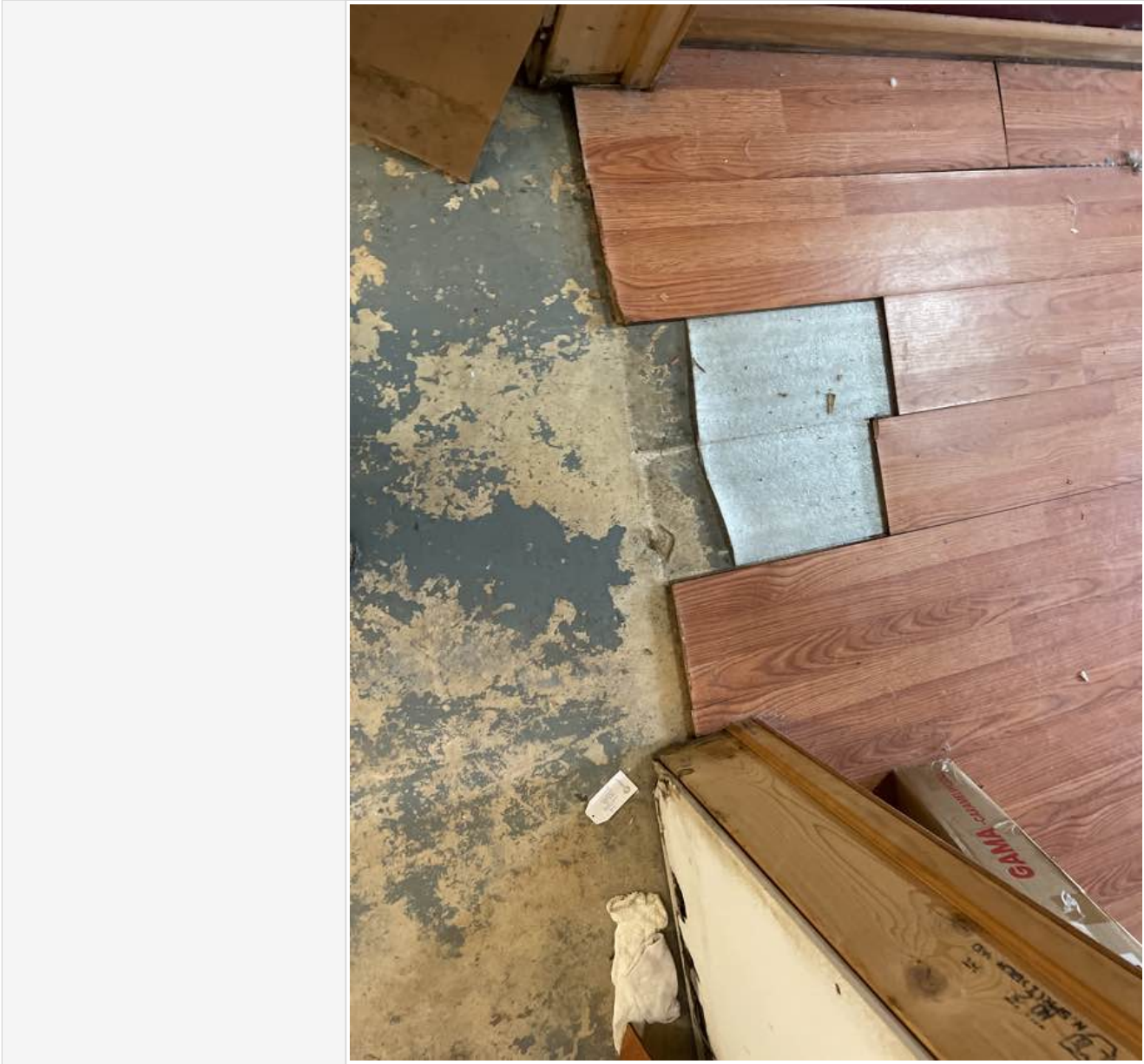


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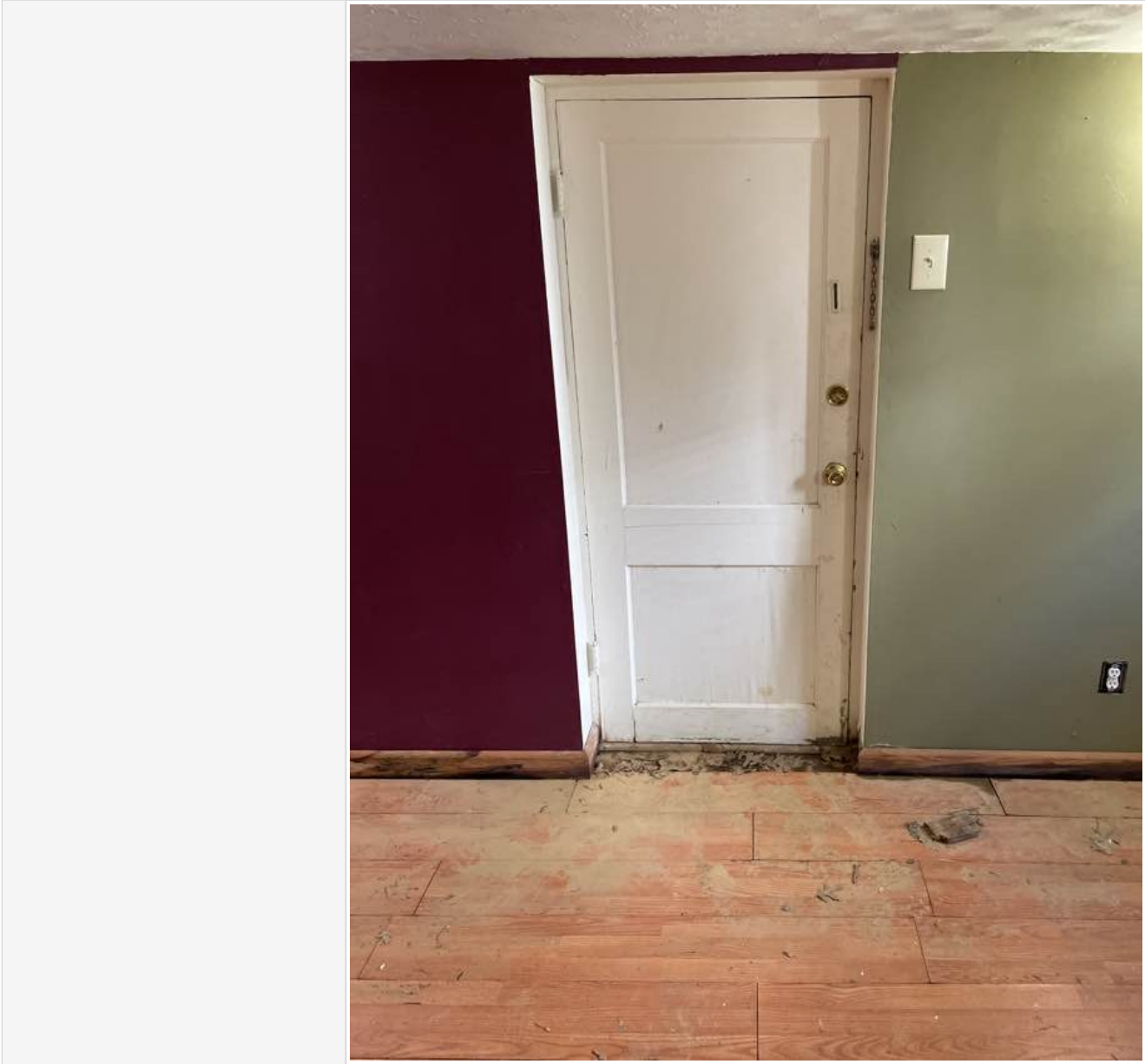


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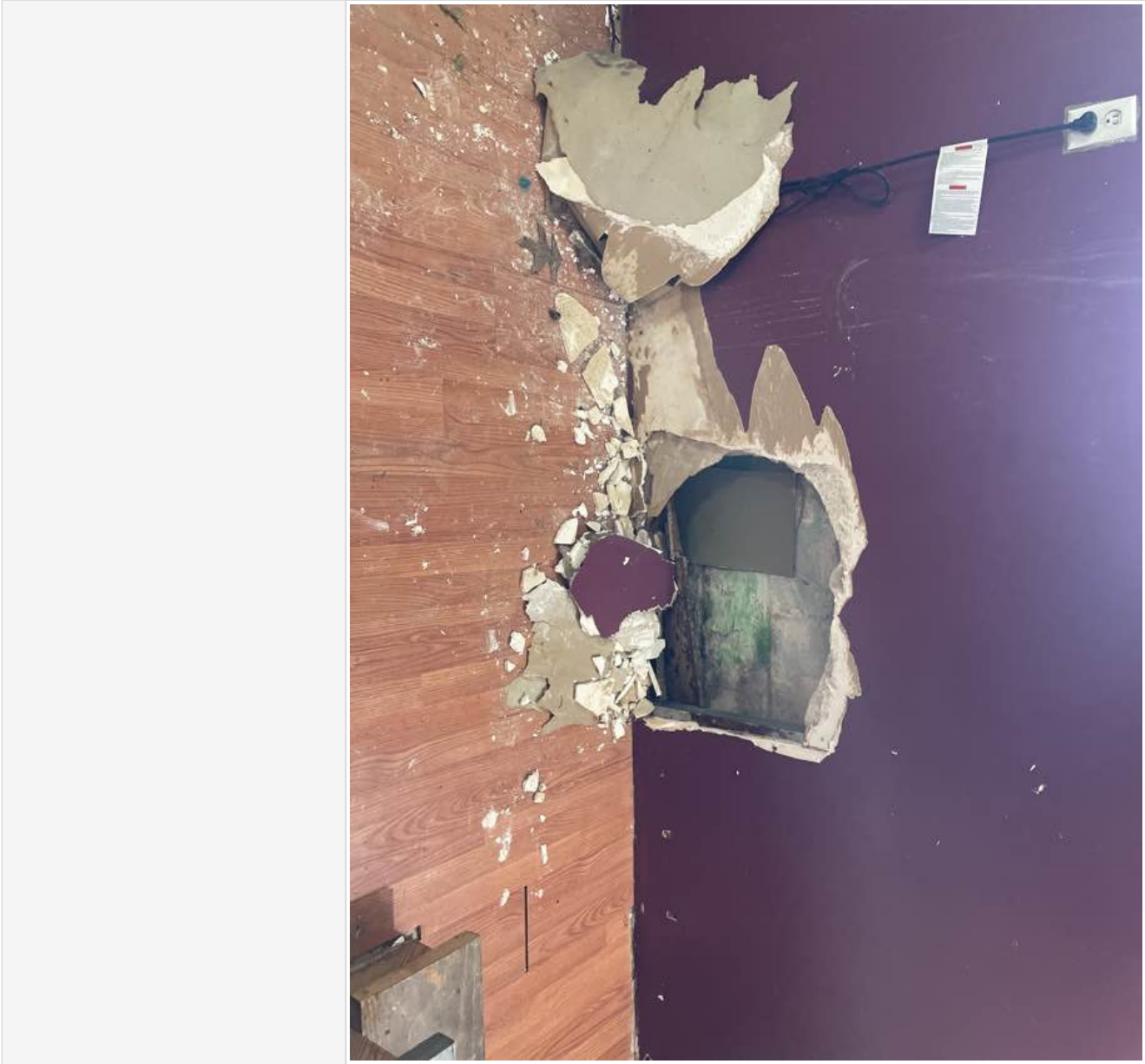


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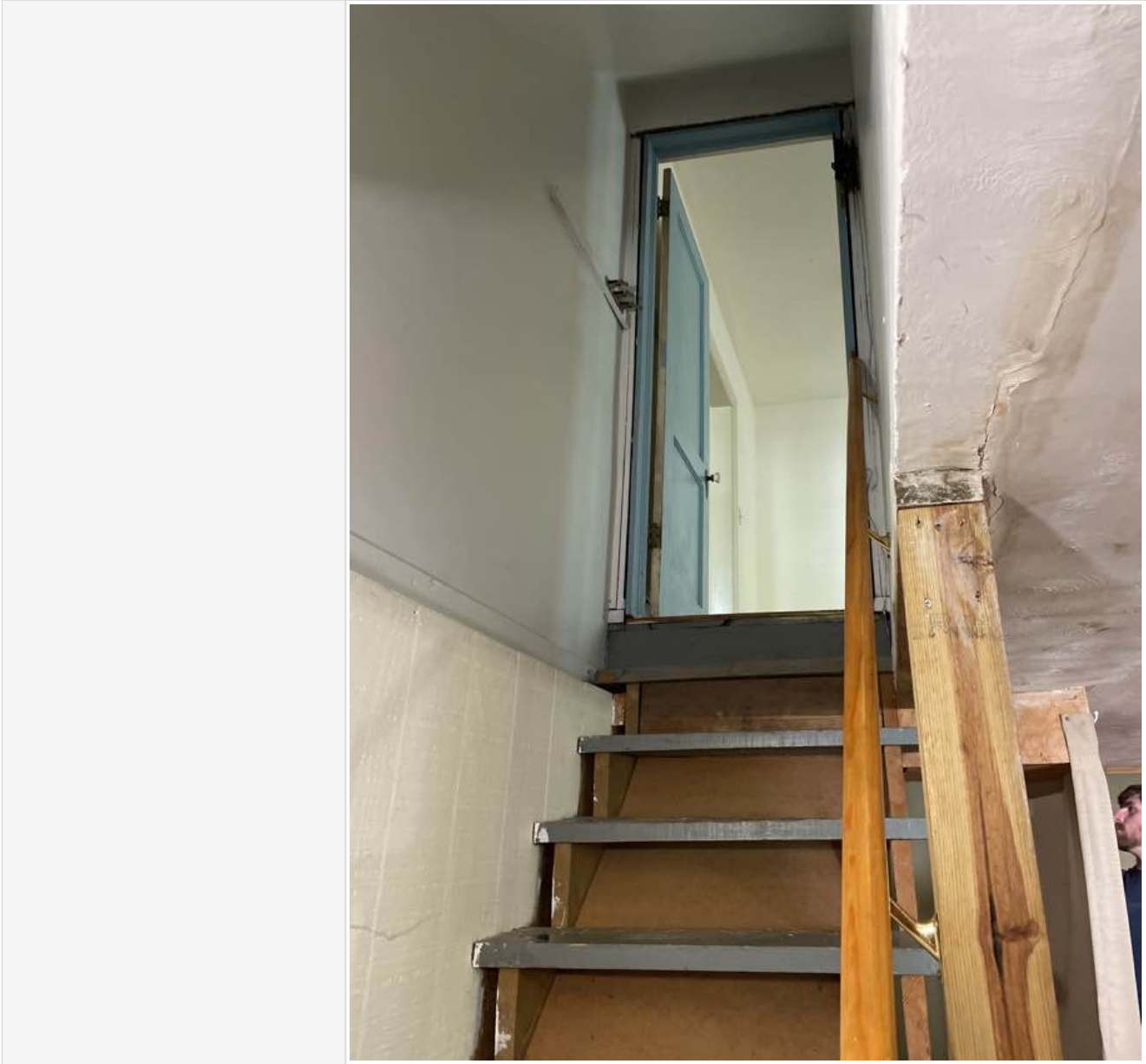


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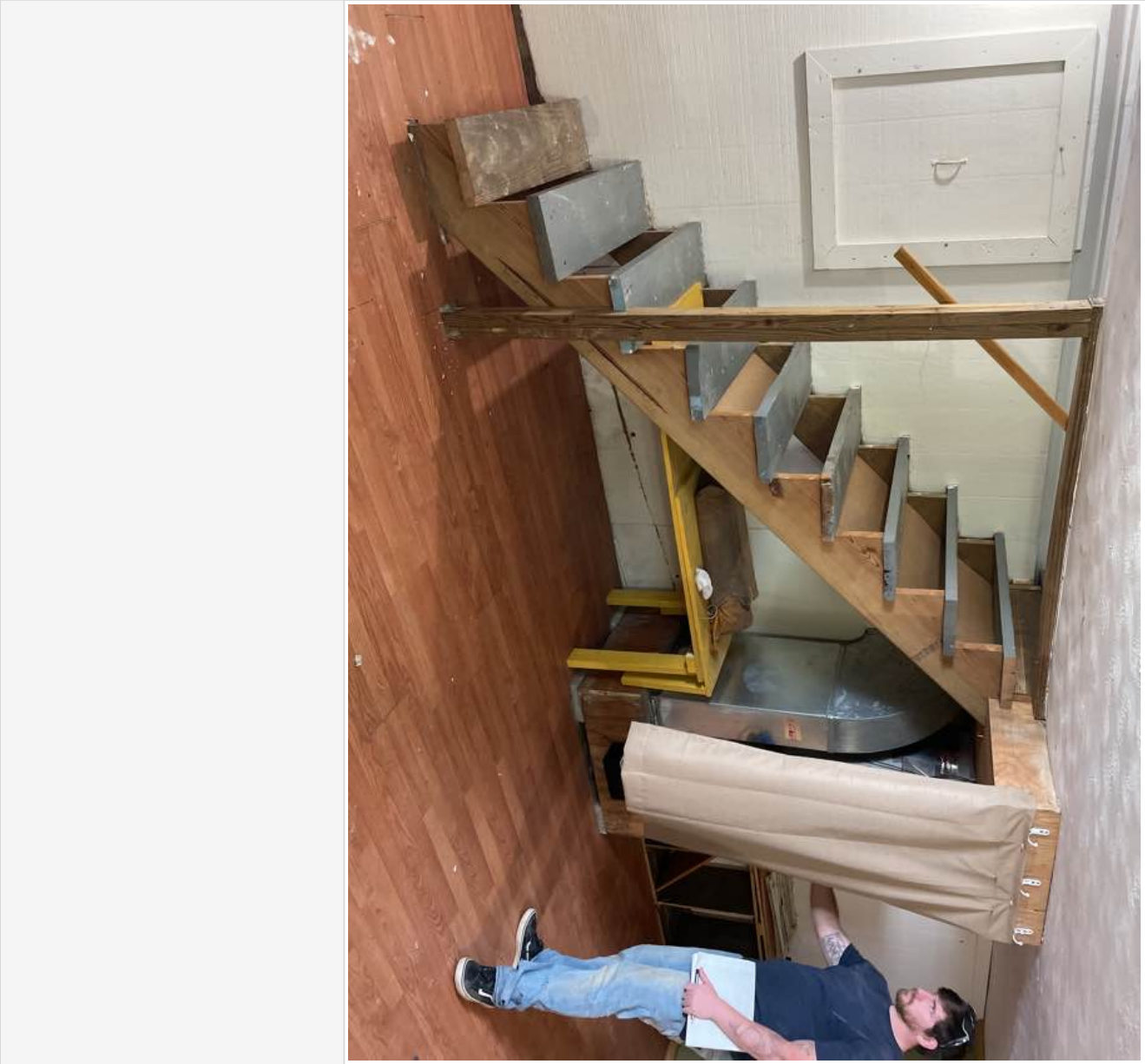


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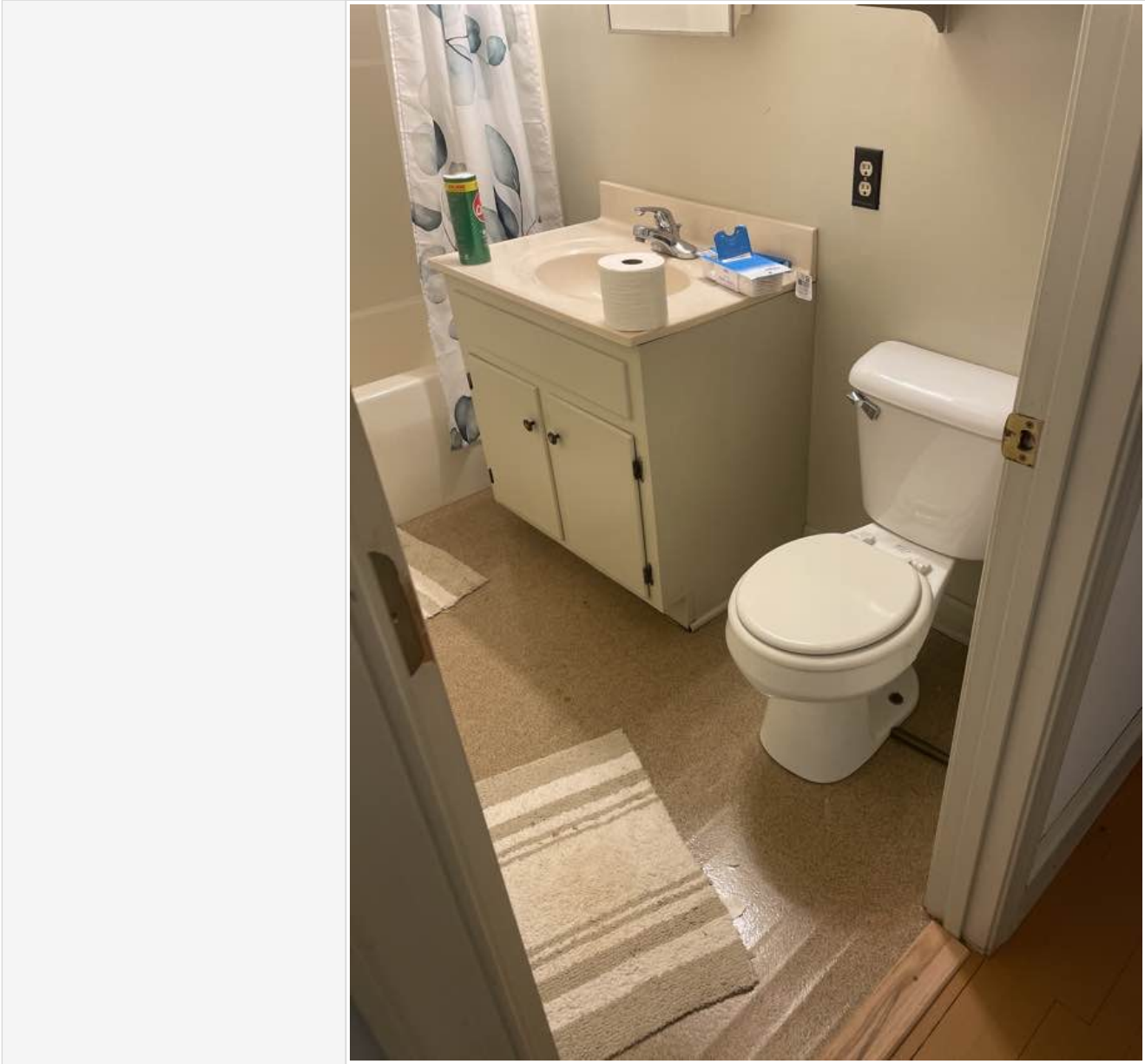


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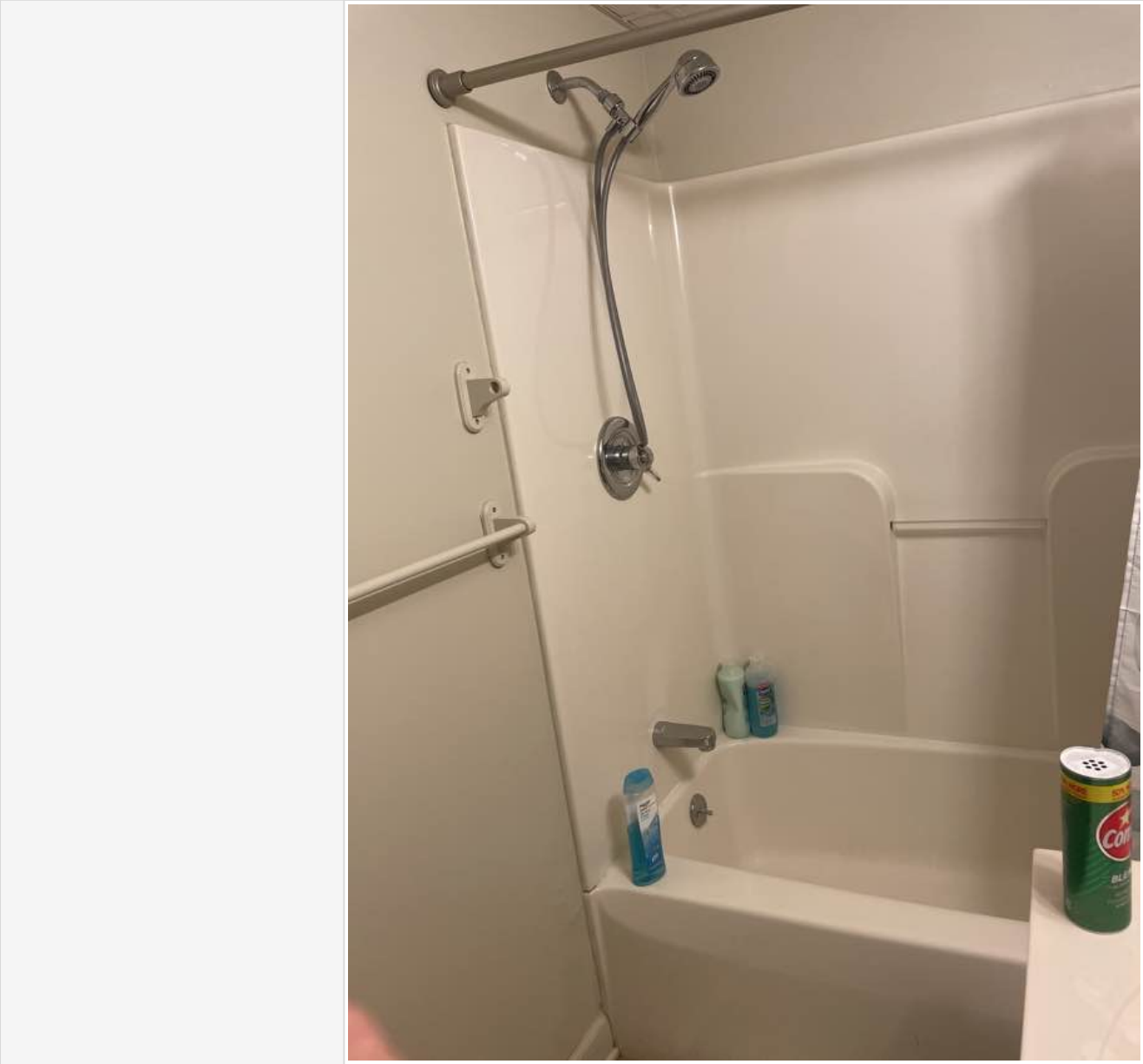


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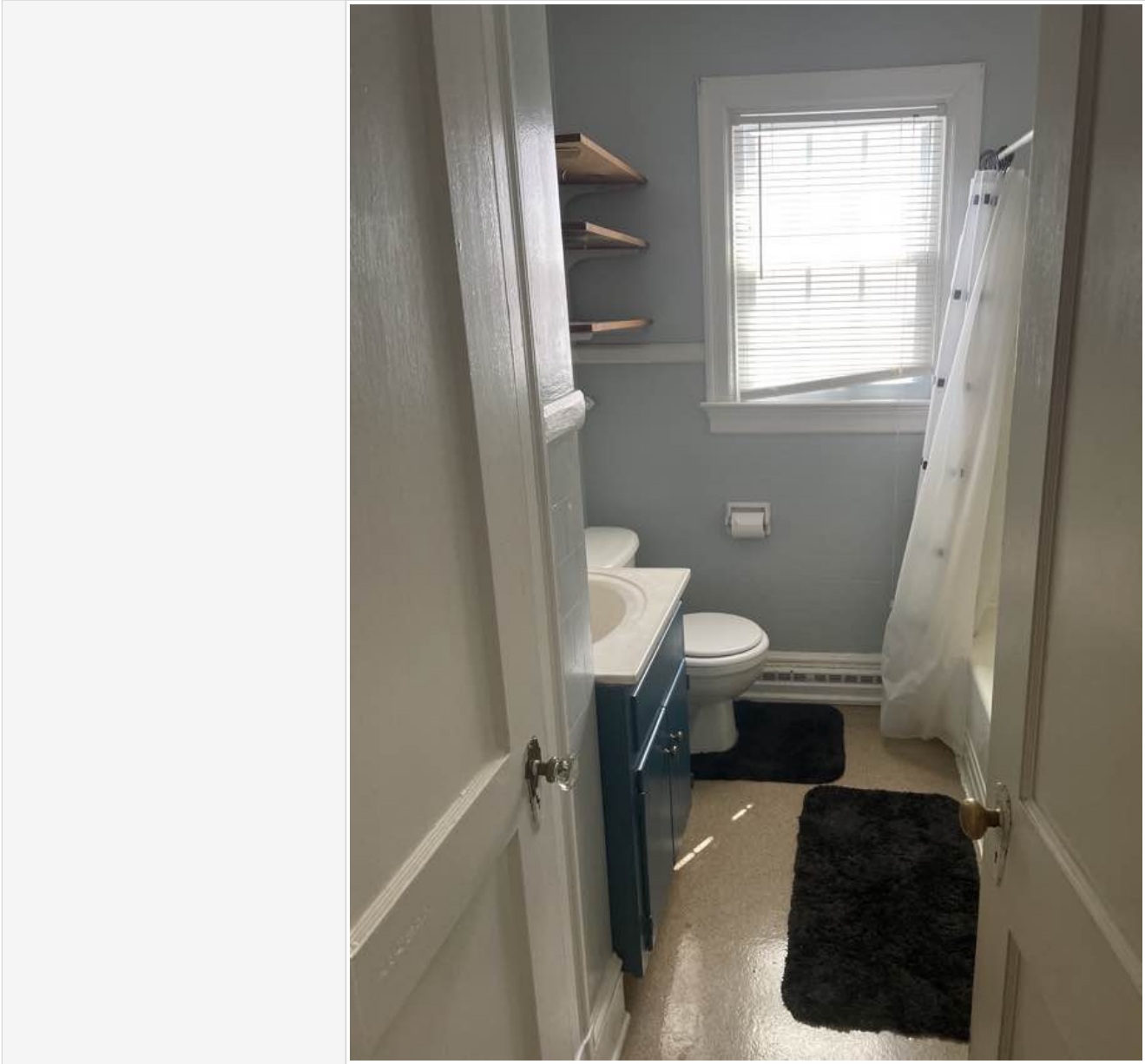


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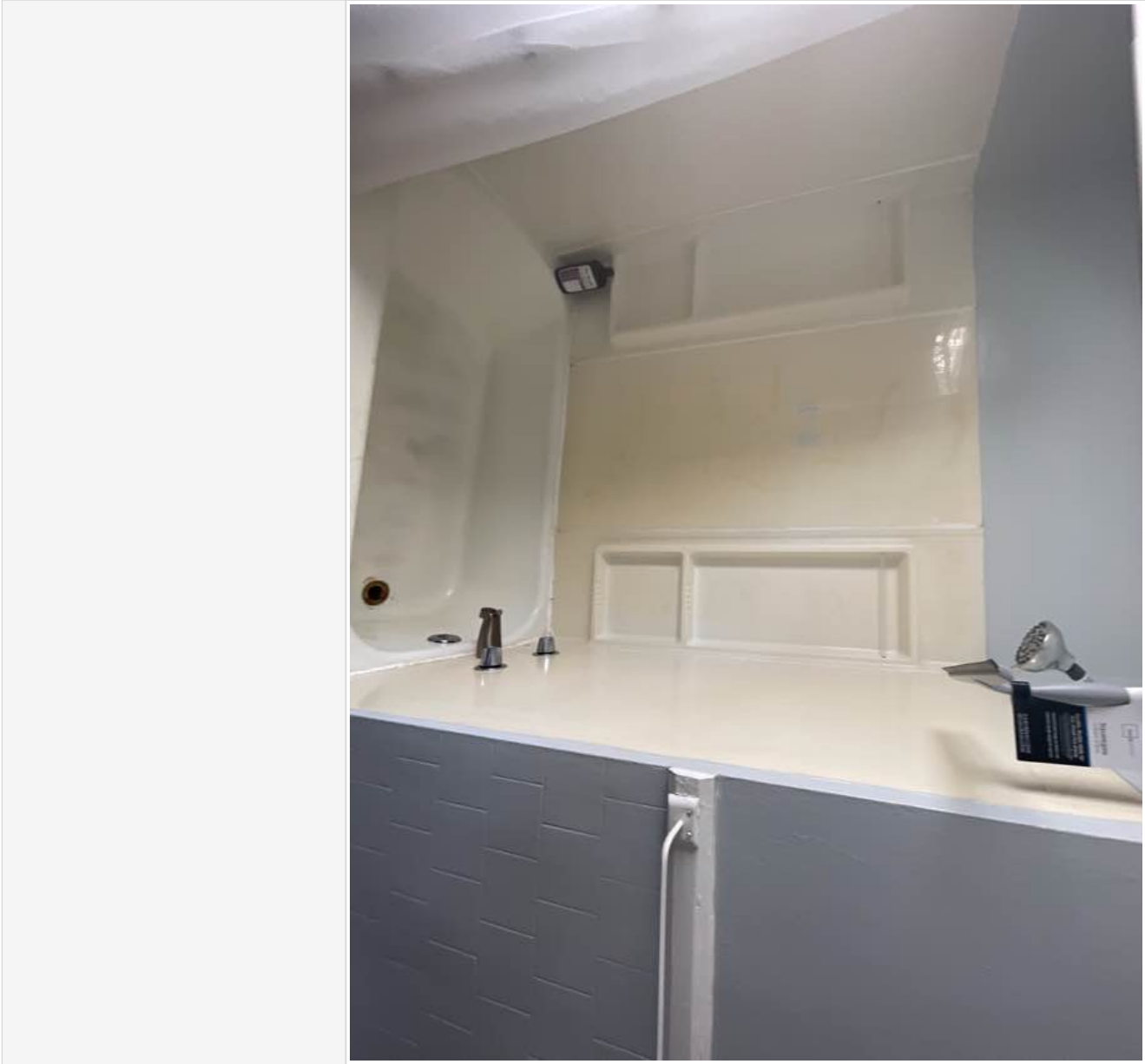


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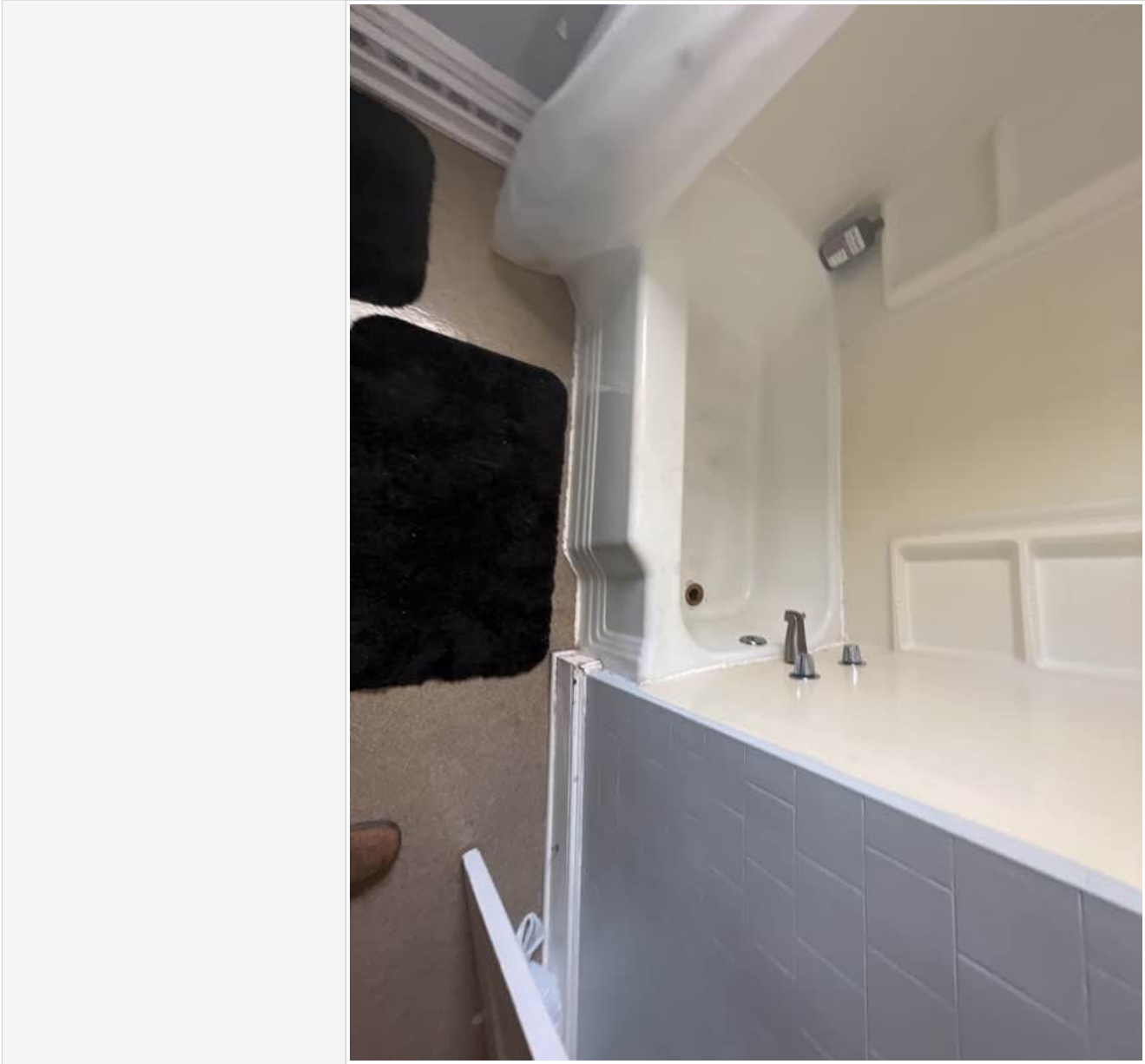


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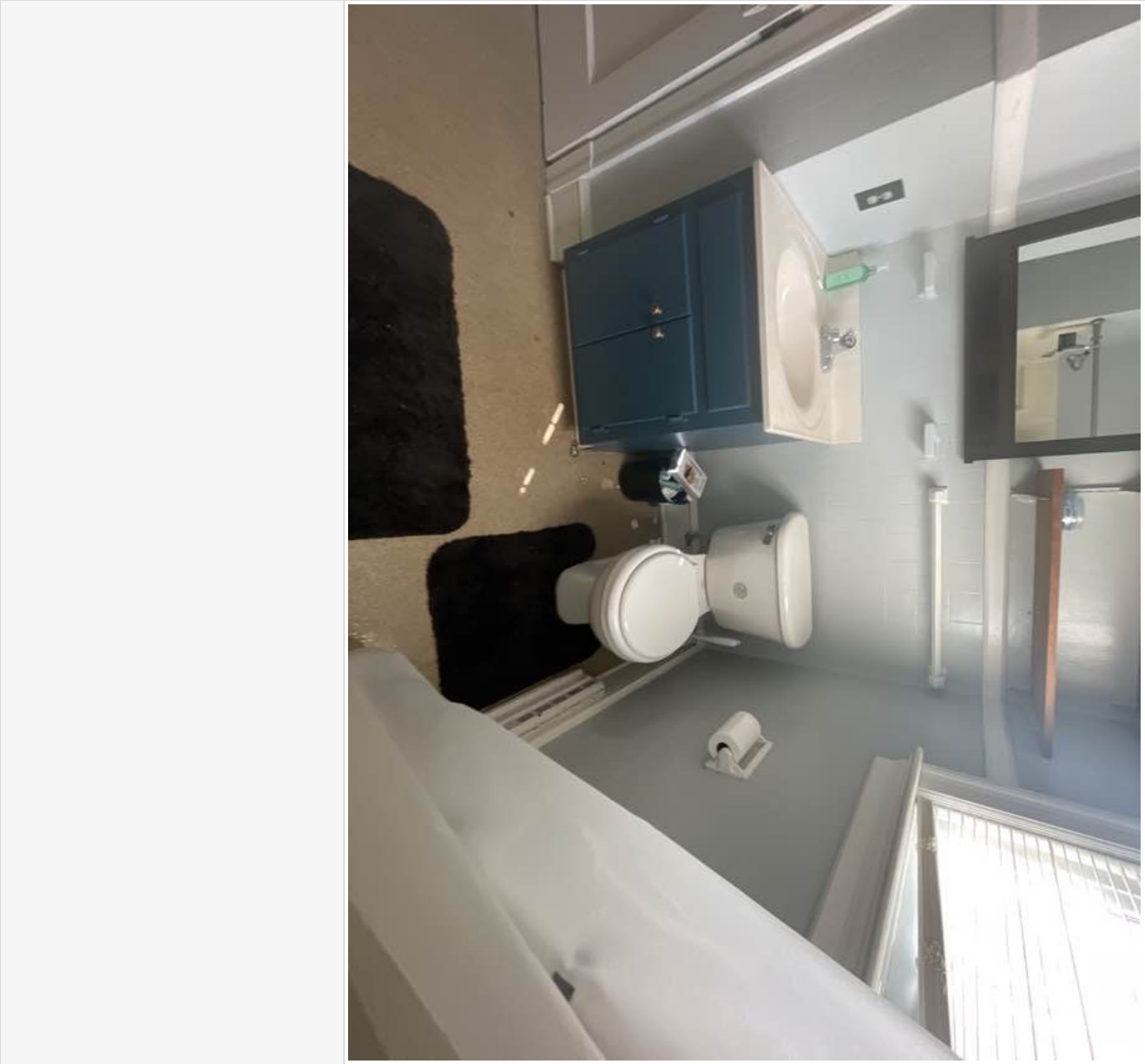


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Rear or Side Entry

Entry door latches and locks securely	Yes
Notes	
Photograph any damage or deficiencies	

Signatures

Owner or PM Email Address for Report Submission	
All information contained within this inspection is assumed to be correct at the time of inspection.	



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Inspector	
Date/Time	14:29 (-4 GMT)

Inspection Findings

Based on our findings of your property inspection, we recommend the following repairs:	
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