

Assessment Report

805 Rodeo Manor

Inspected on May 24, 2021 11:29 AM

Report Created on May 25, 2021 11:05 AM

Front Yard Exterior

Items	New	Good	Repair	Replace	Dirty	N/A	Notes
Building Exterior		✓					

Items	New	Good	Repair	Replace	Dirty	Not Applicable	Notes
Landscaping			✓				Excessive weed growth and numerous ants nest around front of property

Items	New	Good	Repair	Replace	Dirty	Not Applicable	Notes
Garage Door Exterior			✓				Garage door trim requires caulk/seal

Items	New	Good	Repair	Replace	Dirty	Not Applicable	Notes
Driveway & Walkway					✓		Pressure wash needed at entryway

Photos



General Pictures For Records (1/5)
05/24/2021 11:30 AM



General Pictures For Records (2/5)
05/24/2021 11:30 AM



General Pictures For Records (3/5)
05/24/2021 11:30 AM



General Pictures For Records (4/5)
05/24/2021 11:30 AM



General Pictures For Records (5/5)
05/24/2021 11:30 AM



Landscaping (1/2)
05/24/2021 11:30 AM



Landscaping (2/2)
05/24/2021 11:31 AM



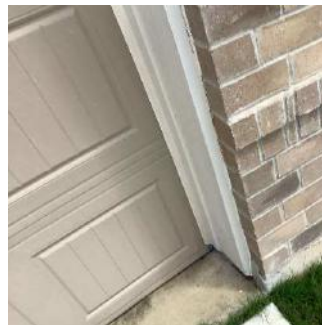
Garage Door Exterior (1/4)
05/24/2021 11:32 AM



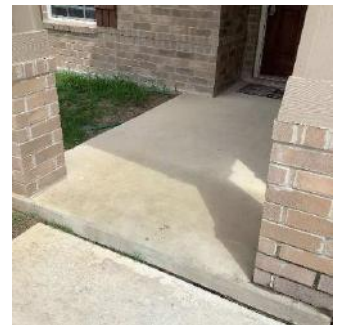
Garage Door Exterior (2/4)
05/24/2021 11:32 AM



Garage Door Exterior (3/4)
05/24/2021 11:32 AM



Garage Door Exterior (4/4)
05/24/2021 11:32 AM



Driveway & Walkway
05/24/2021 11:40 AM

Exterior / Back Yard

Items	New	Good	Repair	Replace	Dirty	Not Applicable	Notes
Building Exterior					✓		Backdoor requires cleaning
Landscaping			✓				Excessive weed growth and numerous ants nest around back of property
Patio/Deck/Balcony					✓		Pressure Wash needed
Signs of Erosion/ Drainage			✓				Backfill Top Soil required at Patio and Fence Corner
Gutters			✓				3x splash blocks needed

Items	New	Good	Repair	Replace	Dirty	Not Applicable	Notes
Pet Evidence					✓		Pet waste noticed at rear of property

Items	New	Good	Repair	Replace	Dirty	Not Applicable	Notes
Misc...Shed, Playset, Pool, Etc... (Take Picture(s) of Items)			✓		✓		Shed doors needs to be fixed and debris removed from patio

Photos



General Pictures for Records
05/24/2021 11:38 AM



Building Exterior
05/24/2021 11:37 AM



Landscaping (1/3)
05/24/2021 11:34 AM



Landscaping (2/3)
05/24/2021 11:34 AM



Landscaping (3/3)
05/24/2021 11:34 AM



Patio/Deck/Balcony
05/24/2021 11:36 AM



Signs of Erosion/Drainage (1/2)
05/24/2021 11:33 AM



Signs of Erosion/Drainage (2/2)
05/24/2021 11:35 AM



Gutters (1/3)
05/24/2021 11:33 AM



Gutters (2/3)
05/24/2021 11:34 AM



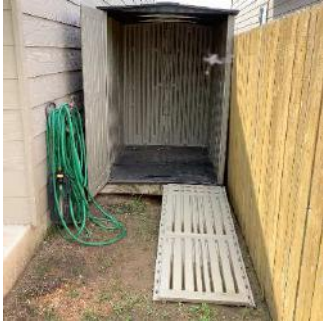
Gutters (3/3)
05/24/2021 11:34 AM



Pet Evidence (1/2)
05/24/2021 11:35 AM



Pet Evidence (2/2)
05/24/2021 11:35 AM



Misc...Shed, Playset, Pool, Etc... (Take Picture(s) of Items) (1/2)
05/24/2021 11:35 AM



Misc...Shed, Playset, Pool, Etc... (Take Picture(s) of Items) (2/2)
05/24/2021 11:36 AM

Entry

Items	New	Good	Repair	Replace	Dirty	Not Applicable	Notes
Keyless Lock & Re-keyable Deadbolt Installed		✓					
Peephole		✓					
Doorbell		✓					
Walls			✓				Paint wall damage and nail in wall

Photos



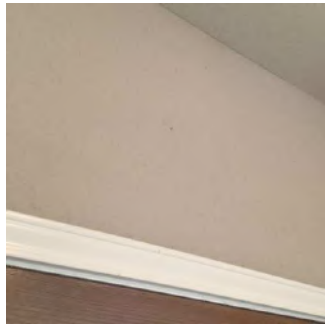
Keyless Lock & Re-keyable Deadbolt Installed (1/2)
05/24/2021 11:45 AM



Keyless Lock & Re-keyable Deadbolt Installed (2/2)
05/24/2021 11:45 AM



Walls (1/2)
05/24/2021 11:46 AM



Walls (2/2)
05/24/2021 11:48 AM

Living Room

Items	New	Good	Repair	Replace	Dirty	Not Applicable	Notes
Flooring/Baseboards				✓			Transition strip for wood laminate flooring needs replacement/repair.

Items	New	Good	Repair	Replace	Dirty	Not Applicable	Notes
Walls			✓				Nails/screws in wall
Ceiling			✓				Fan needs to be troubleshooted. Not Working.
Smoke Alarm		✓					

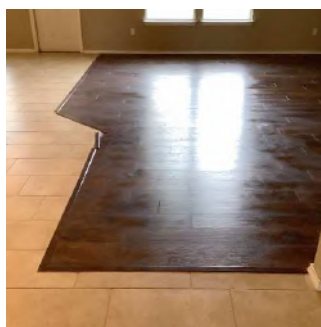
Photos



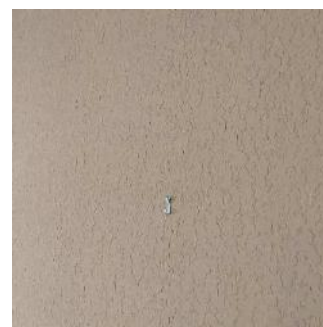
Flooring/Baseboards (1/3)
05/24/2021 11:51 AM



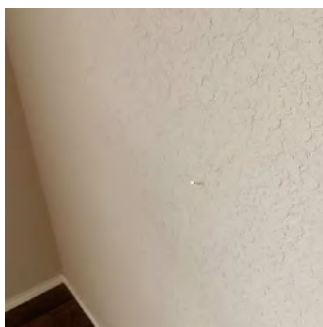
Flooring/Baseboards (2/3)
05/24/2021 11:51 AM



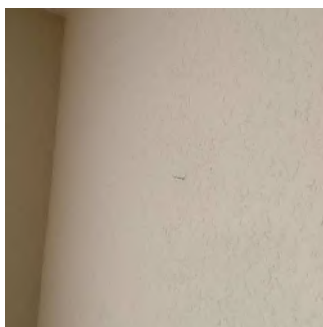
Flooring/Baseboards (3/3)
05/24/2021 11:51 AM



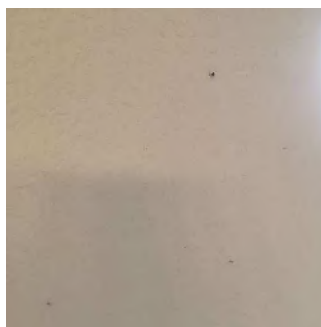
Walls (1/4)
05/24/2021 11:52 AM



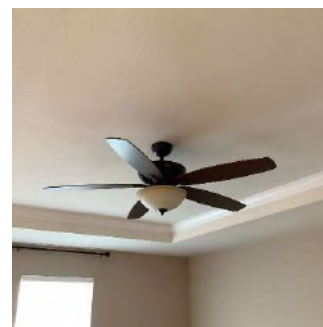
Walls (2/4)
05/24/2021 11:52 AM



Walls (3/4)
05/24/2021 11:52 AM



Walls (4/4)
05/24/2021 11:52 AM



Ceiling
05/24/2021 11:53 AM



Smoke Alarm
05/24/2021 11:53 AM

Breakfast Area

Items	New	Good	Repair	Replace	Dirty	Not Applicable	Notes
Door & Trim		✓					

Items	New	Good	Repair	Replace	Dirty	Not Applicable	Notes
Walls			✓				paint wall damage and nails in wall

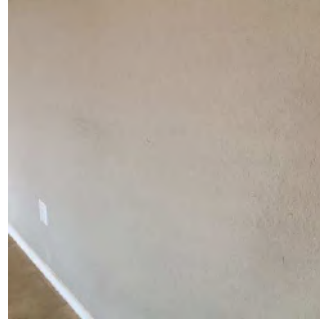
Photos



Door & Trim
05/24/2021 12:02 PM



Walls (1/5)
05/24/2021 12:02 PM



Walls (2/5)
05/24/2021 12:03 PM



Walls (3/5)
05/24/2021 12:03 PM



Walls (4/5)
05/24/2021 12:03 PM



Walls (5/5)
05/24/2021 12:03 PM

Study/Office

Items	New	Good	Repair	Replace	Dirty	Not Applicable	Notes
Flooring/Baseboards					✓		Needs to be cleaned
Walls			✓				paint wall damage and nail in wall
HVAC Return / Filter (Location and Size)							No filter, just return
Smoke Alarm						✓	
Carbon Monoxide Alarm						✓	

Photos



Flooring/Baseboards (1/2)
05/24/2021 11:42 AM



Flooring/Baseboards (2/2)
05/24/2021 11:42 AM



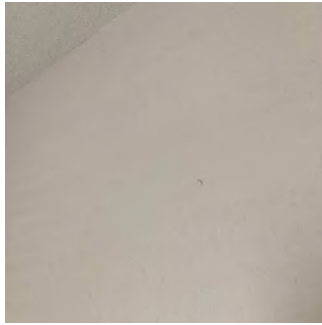
Walls (1/10)
05/24/2021 11:42 AM



Walls (2/10)
05/24/2021 11:43 AM



Walls (3/10)
05/24/2021 11:43 AM



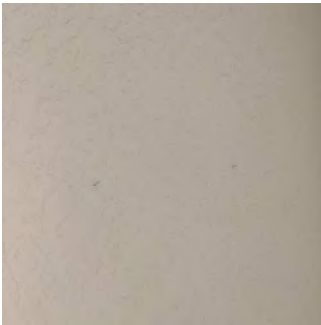
Walls (4/10)
05/24/2021 11:43 AM



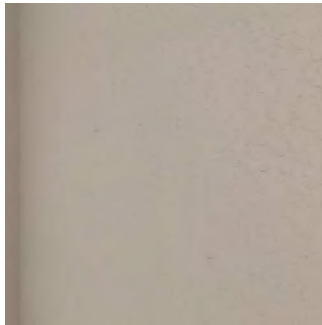
Walls (5/10)
05/24/2021 11:43 AM



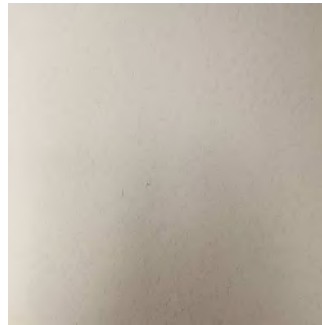
Walls (6/10)
05/24/2021 11:43 AM



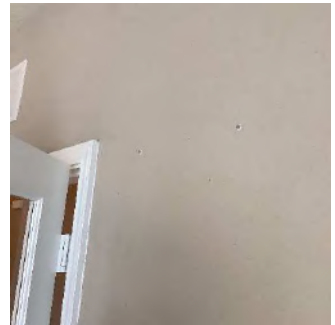
Walls (7/10)
05/24/2021 11:43 AM



Walls (8/10)
05/24/2021 11:43 AM



Walls (9/10)
05/24/2021 11:43 AM



Walls (10/10)
05/24/2021 11:43 AM

Kitchen

Items	New	Good	Repair	Replace	Dirty	Not Applicable	Notes
Flooring/Baseboards					✓		Needs to be cleaned
Walls			✓				Nails in wall
Counter Top/ Back Splash			✓				Back splash needs to be Caulk/Seal
Sink / Faucet		✓					
Lower Cabinets					✓		Needs to be cleaned
Upper Cabinets		✓					

Items	New	Good	Repair	Replace	Dirty	Not Applicable	Notes
Cabinet Under Sink		✓					
Interior Cabinets / Drawers					✓		Needs to be cleaned
Light Fixture / Fan			✓				Burnt out light bulb

Items	New	Good	Repair	Replace	Dirty	N/A	Make / Model / Serial Number Recorded	Age of Unit (years)	Notes
Fridge		✓					Yes		
OTR Microwave		✓					Yes		
Range/Cooktop/Oven		✓							
Dishwasher		✓							
Garbage Diposal		✓							

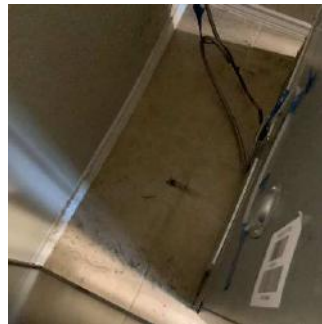
Photos



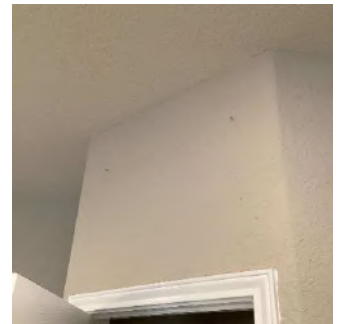
General Pictures of Area (1/2)
05/24/2021 11:53 AM



General Pictures of Area (2/2)
05/24/2021 11:53 AM



Flooring/Baseboards
05/24/2021 11:59 AM



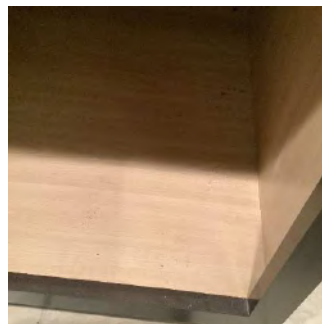
Walls
05/24/2021 11:58 AM



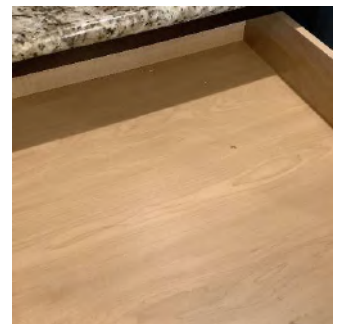
Counter Top/ Back Splash (1/2)
05/24/2021 11:56 AM



Counter Top/ Back Splash (2/2)
05/24/2021 11:56 AM



Lower Cabinets
05/24/2021 11:56 AM



Interior Cabinets / Drawers (1/5)
05/24/2021 11:57 AM



Interior Cabinets / Drawers (2/5)
05/24/2021 11:57 AM



Interior Cabinets / Drawers (3/5)
05/24/2021 11:57 AM



Interior Cabinets / Drawers (4/5)
05/24/2021 11:57 AM



Interior Cabinets / Drawers (5/5)
05/24/2021 11:58 AM



Light Fixture / Fan
05/24/2021 11:58 AM



Fridge (1/7)
05/24/2021 11:59 AM



Fridge (2/7)
05/24/2021 11:59 AM



Fridge (3/7)
05/24/2021 11:59 AM



Fridge (4/7)
05/24/2021 11:59 AM



Fridge (5/7)
05/24/2021 11:59 AM



Fridge (6/7)
05/24/2021 11:59 AM



Fridge (7/7)
05/24/2021 11:59 AM



OTR Microwave (1/4)
05/24/2021 12:00 PM



OTR Microwave (2/4)
05/24/2021 12:00 PM



OTR Microwave (3/4)
05/24/2021 12:00 PM



OTR Microwave (4/4)
05/24/2021 12:00 PM



Range/Cooktop/Oven (1/5)
05/24/2021 12:01 PM



Range/Cooktop/Oven (2/5)
05/24/2021 12:01 PM



Range/Cooktop/Oven (3/5)
05/24/2021 12:01 PM



Range/Cooktop/Oven (4/5)
05/24/2021 12:01 PM



Range/Cooktop/Oven (5/5)
05/24/2021 12:01 PM



Dishwasher (1/2)
05/24/2021 12:01 PM



Dishwasher (2/2)
05/24/2021 12:01 PM

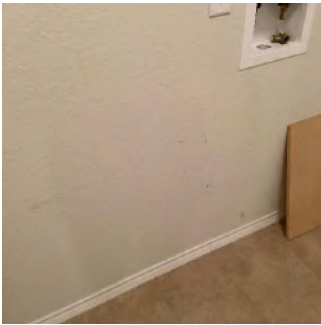


Garbage Diposal
05/24/2021 12:02 PM

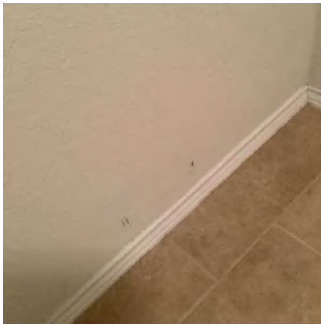
Laundry Room

Items	New	Good	Repair	Replace	Dirty	Not Applicable	Notes
Walls			✓				Marks and scuffs on wall

Photos



Walls (1/2)
05/24/2021 12:09 PM

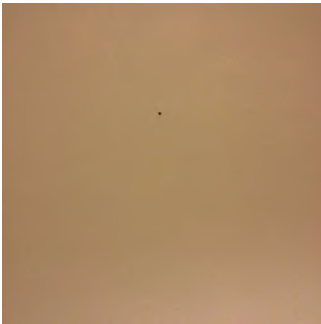


Walls (2/2)
05/24/2021 12:09 PM

Half Bathroom 1

Items	New	Good	Repair	Replace	Dirty	Not Applicable	Notes
Flooring/Baseboards					✓		Clean baseboards
Walls			✓				Nail/screw on wall

Photos



Walls
05/24/2021 12:44 PM

Master Bathroom

Items	New	Good	Repair	Replace	Dirty	Not Applicable	Notes
Door & Trim					✓		Needs to be cleaned
Walls			✓				1) Nails on wall 2) Bathroom shelves anchors slightly pulled from wall.

Items	New	Good	Repair	Replace	Dirty	Not Applicable	Notes
Sink / Faucet			✓				Caulk/Seal needed around sink area

Photos



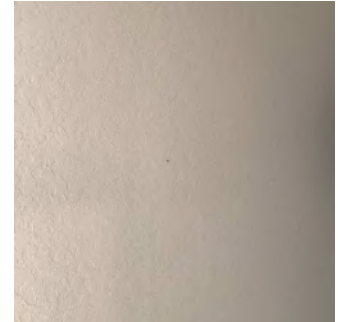
Door & Trim
05/24/2021 12:05 PM



Walls (1/4)
05/24/2021 12:05 PM



Walls (2/4)
05/24/2021 12:05 PM



Walls (3/4)
05/24/2021 12:07 PM



Walls (4/4)
05/24/2021 12:08 PM



Sink / Faucet (1/4)
05/24/2021 12:06 PM



Sink / Faucet (2/4)
05/24/2021 12:06 PM



Sink / Faucet (3/4)
05/24/2021 12:06 PM



Sink / Faucet (4/4)
05/24/2021 12:06 PM

Full Bathroom 2

Items	New	Good	Repair	Replace	Dirty	Not Applicable	Notes
Flooring/Baseboards			✓				Caulk/Seal needed
Walls			✓				Discolored/stained. Corners at shower signs of water damage; Caulk/Seal needed.
Ceiling			✓				Scuff mark on ceiling

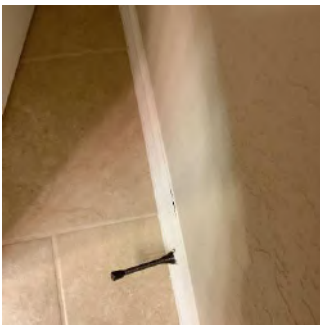
Items	New	Good	Repair	Replace	Dirty	Not Applicable	Notes
Sink / Faucet			✓				Sink stopper missing. Caulk/Seal needed around sink area

Items	New	Good	Repair	Replace	Dirty	Not Applicable	Notes
Commode			✓				Commode seat. has scratches/marks

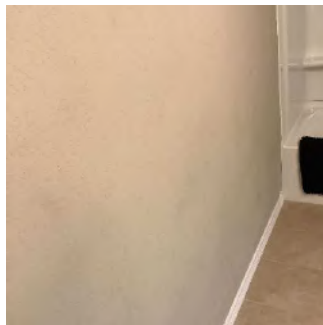
Items	New	Good	Repair	Replace	Dirty	Not Applicable	Notes
Tub/Fixture					✓		Needs to be cleaned
Shower/Fixture			✓		✓		Needs to be cleaned. Shower curtain rod is loose.
Towel Bars			✓				Towel holder missing

Items	New	Good	Repair	Replace	Dirty	Not Applicable	Notes
Light Fixture / Fan			✓				x3 bulbs are burnt out and needs replacement

Photos



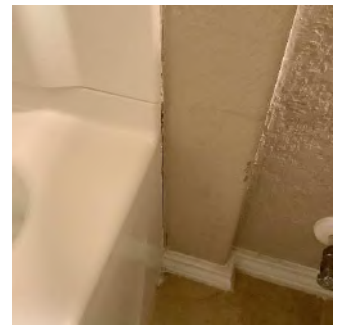
Flooring/Baseboards
05/24/2021 12:33 PM



Walls (1/3)
05/24/2021 12:34 PM



Walls (2/3)
05/24/2021 12:36 PM



Walls (3/3)
05/24/2021 12:37 PM



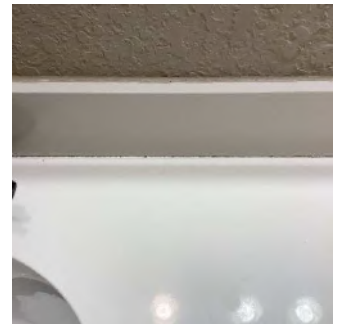
Ceiling
05/24/2021 12:34 PM



Sink / Faucet (1/5)
05/24/2021 12:34 PM



Sink / Faucet (2/5)
05/24/2021 12:34 PM



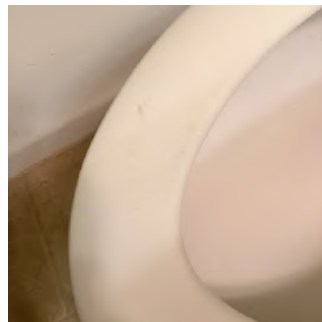
Sink / Faucet (3/5)
05/24/2021 12:34 PM



Sink / Faucet (4/5)
05/24/2021 12:34 PM



Sink / Faucet (5/5)
05/24/2021 12:35 PM



Commode (1/2)
05/24/2021 12:35 PM



Commode (2/2)
05/24/2021 12:35 PM



Tub/Fixture
05/24/2021 12:37 PM



Shower/Fixture (1/4)
05/24/2021 12:36 PM



Shower/Fixture (2/4)
05/24/2021 12:36 PM



Shower/Fixture (3/4)
05/24/2021 12:36 PM



Shower/Fixture (4/4)
05/24/2021 12:36 PM



Towel Bars (1/2)
05/24/2021 12:35 PM



Towel Bars (2/2)
05/24/2021 12:35 PM



Light Fixture / Fan
05/24/2021 12:37 PM

Garage

Items	New	Good	Repair	Replace	Dirty	Not Applicable	Notes
Door & Trim					✓		Needs to be cleaned

Items	New	Good	Repair	Replace	Dirty	Not Applicable	Notes
Keyless Lock & Re-keyable Deadbolt Installed		✓					
Peephole		✓					

Items	New	Good	Repair	Replace	Dirty	Not Applicable	Notes
Flooring/Baseboards					✓		Needs to be cleaned and debris removed.

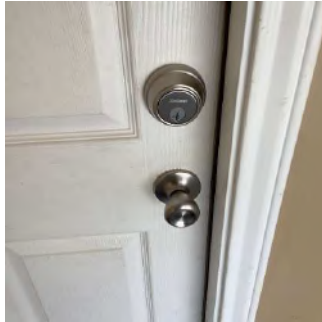
Items	New	Good	Repair	Replace	Dirty	N/A	Make / Model / Serial Number Recorded	Age of Unit (years)	Notes
Garage Door Opener		✓					Yes		

Items	New	Good	Repair	Replace	Dirty	Not Applicable	Notes
Miscellaneous Issues				✓			Unemptied trash bin

Photos



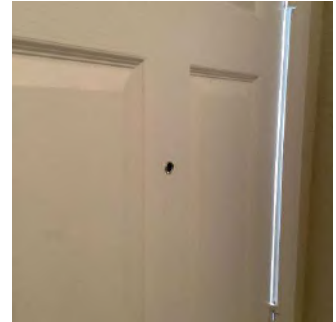
Door & Trim
05/24/2021 12:10 PM



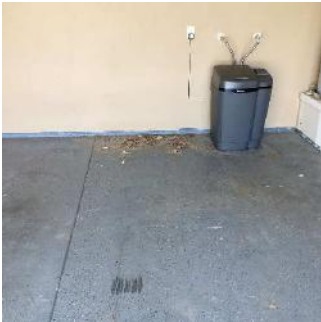
Keyless Lock & Re-keyable Deadbolt
Installed (1/2)
05/24/2021 12:10 PM



Keyless Lock & Re-keyable Deadbolt
Installed (2/2)
05/24/2021 12:10 PM



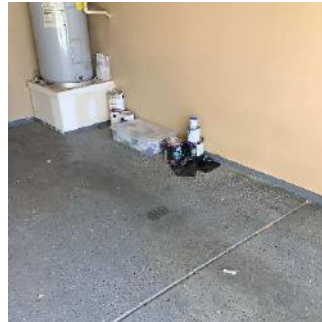
Peephole
05/24/2021 12:10 PM



Flooring/Baseboards (1/5)
05/24/2021 12:11 PM



Flooring/Baseboards (2/5)
05/24/2021 12:11 PM



Flooring/Baseboards (3/5)
05/24/2021 12:11 PM



Flooring/Baseboards (4/5)
05/24/2021 12:11 PM



Flooring/Baseboards (5/5)
05/24/2021 12:11 PM



Garage Door Opener
05/24/2021 12:11 PM



Miscellaneous Issues
05/24/2021 12:11 PM

Hallway / Stairs

Items	New	Good	Repair	Replace	Dirty	Not Applicable	Notes
Flooring/Baseboards			✓				Pet damage noticed.
Walls			✓				Nails/screws on wall

Items	New	Good	Repair	Replace	Dirty	Not Applicable	Notes
HVAC Return / Filter (Location and Size)					✓		Old HVAC filter noticed
Smoke Alarm		✓					
Miscellaneous Issues					✓		Items noticed in laundry room and garage

Photos



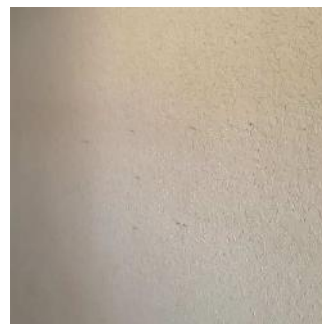
Flooring/Baseboards (1/3)
05/24/2021 11:50 AM



Flooring/Baseboards (2/3)
05/24/2021 11:50 AM



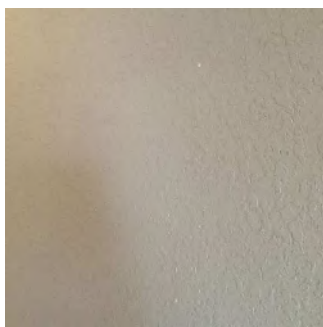
Flooring/Baseboards (3/3)
05/24/2021 12:38 PM



Walls (1/8)
05/24/2021 11:46 AM



Walls (2/8)
05/24/2021 11:47 AM



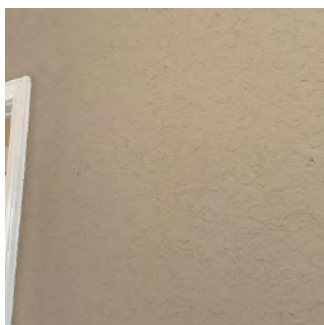
Walls (3/8)
05/24/2021 11:47 AM



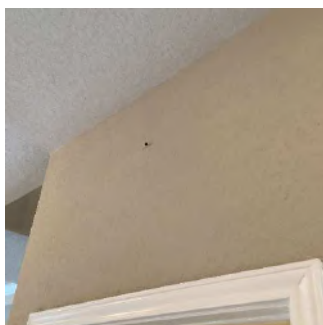
Walls (4/8)
05/24/2021 11:47 AM



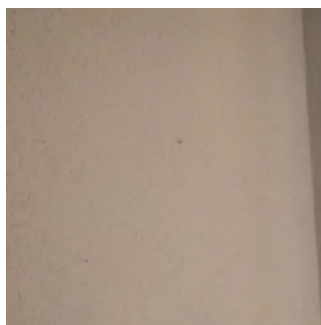
Walls (5/8)
05/24/2021 11:47 AM



Walls (6/8)
05/24/2021 11:47 AM



Walls (7/8)
05/24/2021 11:47 AM



Walls (8/8)
05/24/2021 11:50 AM



HVAC Return / Filter (Location and Size) (1/4)
05/24/2021 12:27 PM



HVAC Return / Filter (Location and Size) (2/4)
05/24/2021 12:27 PM



HVAC Return / Filter (Location and Size) (3/4)
05/24/2021 12:28 PM



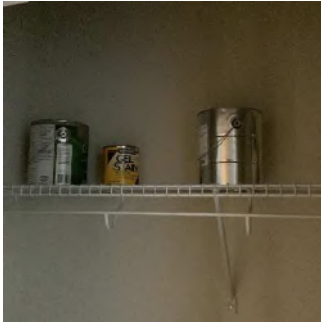
HVAC Return / Filter (Location and Size) (4/4)
05/24/2021 12:29 PM



Smoke Alarm
05/24/2021 12:26 PM



Miscellaneous Issues (1/3)
05/24/2021 12:39 PM



Miscellaneous Issues (2/3)
05/24/2021 12:39 PM



Miscellaneous Issues (3/3)
05/24/2021 12:39 PM

Hallway / Stairs 2

Items	New	Good	Repair	Replace	Dirty	Not Applicable	Notes
Walls			✓				Dent in wall and noticeable patch paint repair work.

Photos



Walls (1/2)
05/24/2021 12:14 PM



Walls (2/2)
05/24/2021 12:14 PM

Master Bedroom

Items	New	Good	Repair	Replace	Dirty	Not Applicable	Notes
Walls			✓				Nails/screws in wall

Items	New	Good	Repair	Replace	Dirty	Not Applicable	Notes
Closets			✓				Nails/screws in wall

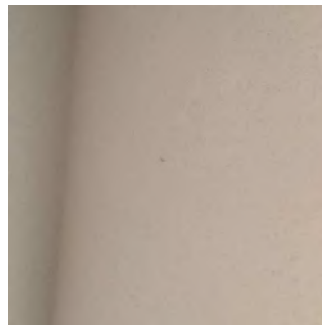
Photos



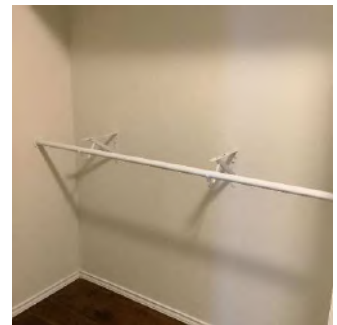
Walls (1/3)
05/24/2021 12:04 PM



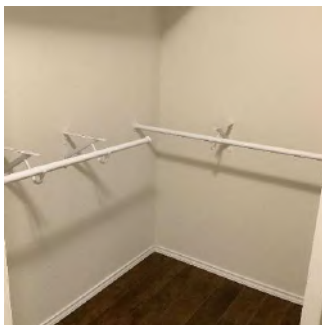
Walls (2/3)
05/24/2021 12:04 PM



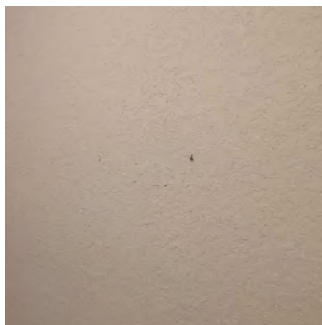
Walls (3/3)
05/24/2021 12:04 PM



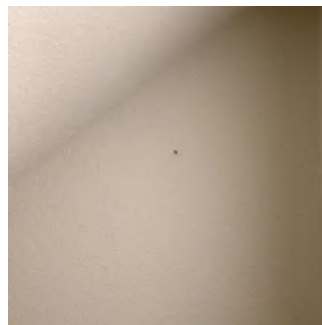
Closets (1/5)
05/24/2021 12:07 PM



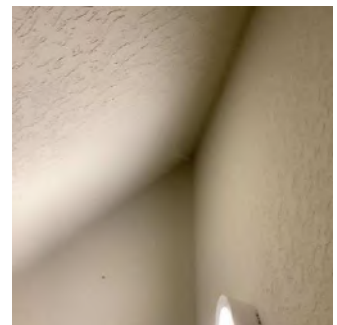
Closets (2/5)
05/24/2021 12:07 PM



Closets (3/5)
05/24/2021 12:08 PM



Closets (4/5)
05/24/2021 12:08 PM



Closets (5/5)
05/24/2021 12:08 PM

Bedroom 2

Items	New	Good	Repair	Replace	Dirty	Not Applicable	Notes
Door & Trim					✓		Needs to be cleaned
Flooring/Baseboards					✓		Dirty baseboards and carpet stains excessive
Walls			✓				Nails/screws in wall. Excessive paint wear in corners.
Light Fixture / Fan			✓				Specialty bulb burnt out.

Items	New	Good	Repair	Replace	Dirty	Not Applicable	Notes
Closets					✓		Old damaged closet door left inside closet

Items	New	Good	Repair	Replace	Dirty	Not Applicable	Notes
Smoke Alarm		✓					

Photos



Door & Trim
05/24/2021 12:22 PM



Flooring/Baseboards (1/6)
05/24/2021 12:20 PM



Flooring/Baseboards (2/6)
05/24/2021 12:20 PM



Flooring/Baseboards (3/6)
05/24/2021 12:20 PM



Flooring/Baseboards (4/6)
05/24/2021 12:20 PM



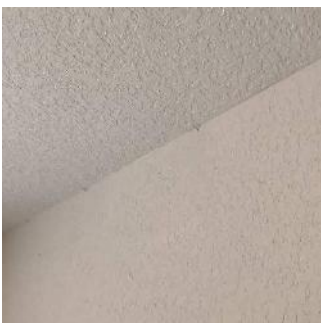
Flooring/Baseboards (5/6)
05/24/2021 12:20 PM



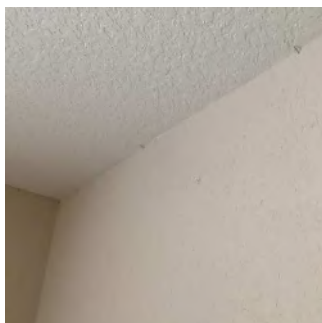
Flooring/Baseboards (6/6)
05/24/2021 12:20 PM



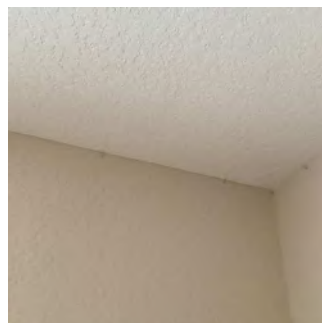
Walls (1/11)
05/24/2021 12:21 PM



Walls (2/11)
05/24/2021 12:21 PM



Walls (3/11)
05/24/2021 12:21 PM



Walls (4/11)
05/24/2021 12:21 PM



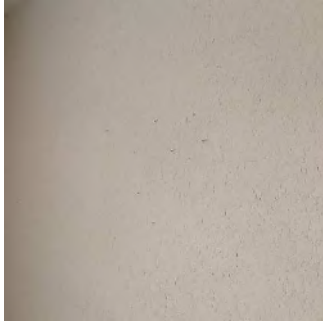
Walls (5/11)
05/24/2021 12:21 PM



Walls (6/11)
05/24/2021 12:21 PM



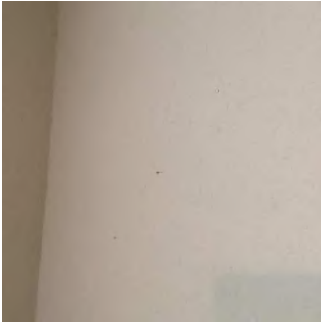
Walls (7/11)
05/24/2021 12:21 PM



Walls (8/11)
05/24/2021 12:21 PM



Walls (9/11)
05/24/2021 12:21 PM



Walls (10/11)
05/24/2021 12:22 PM



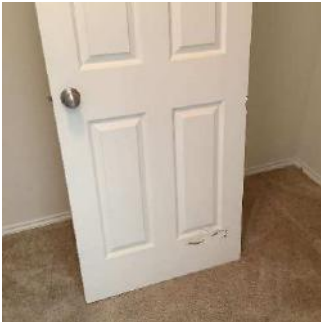
Walls (11/11)
05/24/2021 12:22 PM



Light Fixture / Fan (1/2)
05/24/2021 12:24 PM



Light Fixture / Fan (2/2)
05/24/2021 12:24 PM



Closets (1/2)
05/24/2021 12:23 PM



Closets (2/2)
05/24/2021 12:23 PM



Smoke Alarm
05/24/2021 12:25 PM

Bedroom 3

Items	New	Good	Repair	Replace	Dirty	Not Applicable	Notes
Smoke Alarm		✓					

Photos



General Pictures of Area
05/24/2021 12:29 PM



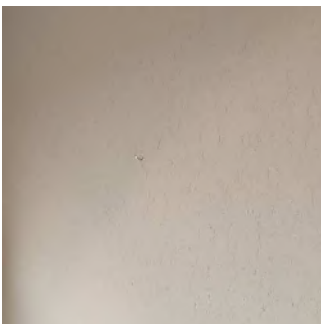
Smoke Alarm
05/24/2021 12:30 PM

Bedroom 4

Items	New	Good	Repair	Replace	Dirty	Not Applicable	Notes
Flooring/Baseboards					✓		Baseboards needs to be cleaned
Walls			✓				Nails/screws in wall

Items	New	Good	Repair	Replace	Dirty	Not Applicable	Notes
Smoke Alarm		✓					

Photos



Walls (1/2)
05/24/2021 12:32 PM



Walls (2/2)
05/24/2021 12:32 PM



Smoke Alarm
05/24/2021 12:32 PM

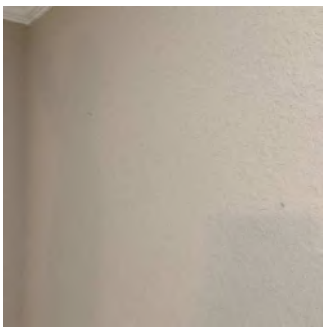
Loft

Items	New	Good	Repair	Replace	Dirty	Not Applicable	Notes
Flooring/Baseboards					✓		Baseboards needs to be cleaned
Walls			✓				Nails/screws in wall
Ceiling			✓				Holes in walls
Window Covering / Blinds				✓			Broken blind
Light Fixture / Fan			✓				Pull chains missing.

Photos



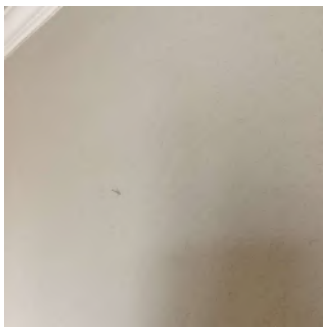
Flooring/Baseboards
05/24/2021 12:18 PM



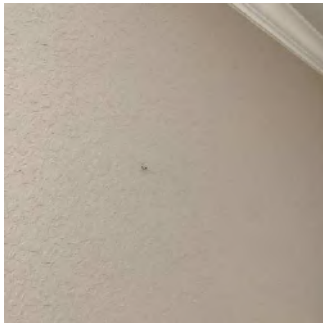
Walls (1/7)
05/24/2021 12:17 PM



Walls (2/7)
05/24/2021 12:17 PM



Walls (3/7)
05/24/2021 12:17 PM



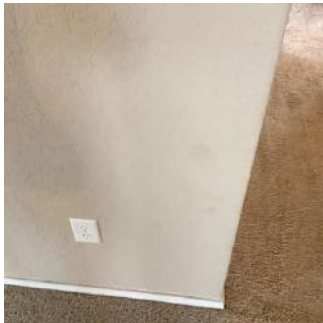
Walls (4/7)
05/24/2021 12:17 PM



Walls (5/7)
05/24/2021 12:17 PM



Walls (6/7)
05/24/2021 12:17 PM



Walls (7/7)
05/24/2021 12:19 PM



Ceiling
05/24/2021 12:19 PM



Window Covering / Blinds (1/2)
05/24/2021 12:16 PM



Window Covering / Blinds (2/2)
05/24/2021 12:16 PM

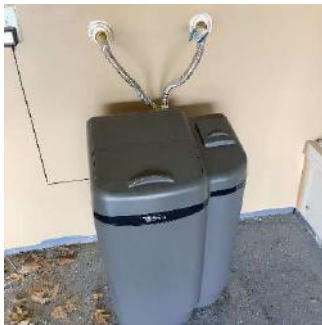


Light Fixture / Fan
05/24/2021 12:25 PM

Appliances

Items	New	Good	Repair	Replace	Dirty	N/A	Make / Model / Serial Number Recorded	Age of Unit (years)	Notes
Water Softener / Salt Levels		✓					Yes		
Water Heater		✓					Yes		
HVAC		✓							
Thermostat 1		✓							

Photos



Water Softener / Salt Levels (1/2)
05/24/2021 12:12 PM



Water Softener / Salt Levels (2/2)
05/24/2021 12:12 PM



Water Heater (1/3)
05/24/2021 12:12 PM



Water Heater (2/3)
05/24/2021 12:12 PM



Water Heater (3/3)
05/24/2021 12:12 PM



HVAC (1/3)
05/24/2021 12:29 PM



HVAC (2/3)
05/24/2021 12:29 PM



HVAC (3/3)
05/24/2021 12:29 PM



Thermostat 1
05/24/2021 12:13 PM