



six month inspection

1000 Van Ness Avenue, Level 3
Happy Inspector HQ
San Francisco CA 94109
United States

Inspected: Mar 11 2014 8:01 AM

Report Generated: Mar 12 2014 4:17 PM

Jameson Aguero
4157106666
jameson@totalpropertysolutionsva.com

Landlord

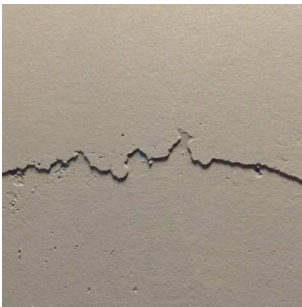
Anne Dykman
703-237-9184
annedykman12@gmail.com

Tenant

John DeButts
888-666-1855
johndebutts@gmail.com

Entryway

| | |
|----------|---|
| Walls | Marked, Damaged Minor holes, cleaning and touch up paint job needed |
| Ceiling | Good, Clean |
| Doors | Good, Clean |
| Windows | Good, Clean |
| Carpet | Good, Clean |
| Doorbell | Good, Clean |
| Deadbolt | Good, Clean |



Walls (2/5)

Walls (1/5)



Walls (3/5)



Walls (4/5)

Walls (5/5)

Bedroom 1

| | |
|----------|--|
| Walls | Good, Clean |
| Ceiling | Good, Clean |
| Doors | Good, Clean |
| Windows | Good, Clean |
| Flooring | Marked, Dirty, Damaged Very dirty, Needs To Be Cleaned, Needs thorough cleaning, Tenant needs to be charged \$40 |
| Lights | Good, Clean |



Flooring (2/3)

Flooring (3/3)

Flooring (1/3)

Bathroom 1

Walls **Good, Clean**

Ceiling **Good, Clean**

Doors **Good, Clean**

Windows **Good, Clean**

Flooring **Good, Clean**

Lights **Good, Clean**

Bath/Shower **Good, Clean**

Toilet **Good, Clean**

Exhaust fan **Good, Clean**

Dining room

Walls **Marked, Damaged**
Holes, Needs To Be Cleaned,Needs to be replaced within 1 year,Needs to be repaired

Ceiling **Marked, Damaged**
Possible bug infestation/problem ,Need to discuss renovation/repair costs(\$) with owner

Doors **Good, Clean**

Windows **Good, Clean**

Flooring **Good, Clean**

Lights **Good, Clean**

Table **Good, Clean**

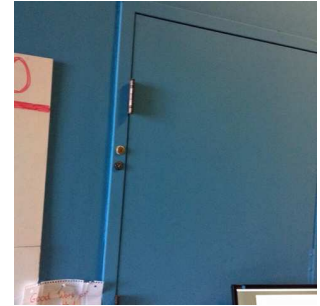
Dining room

Walls (1/3)

Walls (2/3)



Walls (3/3)



Ceiling (1/2)



Windows

Ceiling (2/2)

Kitchen

| | |
|----------------------------------|---|
| Walls | Good, Clean |
| Ceiling | Good, Clean |
| Doors | Good, Clean |
| Windows | Good, Clean |
| Flooring | Good, Clean |
| Lights | Good, Clean |
| Stove/Oven (serial#) | Good, Clean |
| Refrigerator (serial#8365858) | Good, Clean |
| Microwave | Marked, Dirty Needs thorough cleaning |
| Dishwasher | Good, Clean |
| Soda can | Coke zero |

Kitchen

Microwave (1/2)



Microwave (2/2)



Dishwasher



Soda can (1/2)



Soda can (2/2)

Bedroom 2

| | |
|----------|--------------------|
| Walls | Good, Clean |
| Ceiling | Good, Clean |
| Doors | Good, Clean |
| Windows | Good, Clean |
| Flooring | Good, Clean |
| Lights | Good, Clean |

Bathroom 2

| | |
|-------------|--|
| Walls | Fair, Clean |
| Ceiling | Fair, Clean |
| Doors | Fair, Clean |
| Windows | Fair, Clean |
| Flooring | Fair, Clean |
| Lights | Fair, Clean |
| Bath/Shower | Fair, Dirty Needs thorough cleaning, Tenant needs to be charged \$45 |
| Toilet | Fair, Clean |
| Exhaust fan | Fair, Clean |

Bathroom 2

| | |
|--------|--------------------|
| Mirror | Fair, Clean |
|--------|--------------------|

Living room

| | |
|-------|--------------------|
| Walls | Good, Clean |
|-------|--------------------|

| | |
|---------|--------------------|
| Ceiling | Good, Clean |
|---------|--------------------|

| | |
|-------|--------------------|
| Doors | Good, Clean |
|-------|--------------------|

| | |
|---------|--------------------|
| Windows | Good, Clean |
|---------|--------------------|

| | |
|----------|--------------------|
| Flooring | Good, Clean |
|----------|--------------------|

| | |
|--------|--------------------|
| Lights | Good, Clean |
|--------|--------------------|

| | |
|----------------|------------------------------|
| Smoke detector | Checked! Verified is working |
|----------------|------------------------------|

Deck

| | |
|----------|--|
| Railings | Damaged Needs to be replaced within 7 days |
|----------|--|

| | |
|----------|-------------|
| Overview | Good |
|----------|-------------|

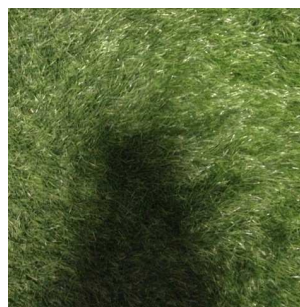
Railings

External

| | |
|-------|---|
| Grass | Damaged Has been driven on numerous times, Needs to be repaired ,Tenant needs to be charged \$250 |
|-------|---|

Grass (1/5)

Grass (2/5)



Grass (4/5)

Grass (3/5)

Grass (5/5)

General Comments

Call pest control immediately

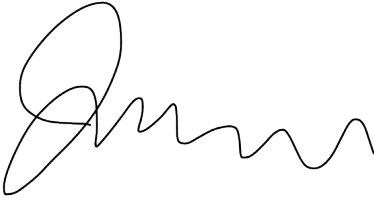
Maintenance Comments

Need to come back next week to check on repairs

Tenant Responsibilities

Schedule appointment with maintenance team, Tenant needs to be charged \$400

Landlord Signature

A handwritten signature in black ink, appearing to be 'G Joe', enclosed within a dotted rectangular border.

G Joe

March 11 2014 8:16 AM

Tenant Signature

A handwritten signature in black ink, appearing to be 'John', enclosed within a dotted rectangular border.

Tenant John

March 11 2014 8:17 AM