

# Property Evaluation Report

Property Address

## RRA

**Evaluated By** Logistics Team  
**Evaluation Date** 15 January, 2020  
**Lease Name** Vacant

# Property Evaluation Report

## Property Address

**Evaluation Comment** The home is in very good condition overall. We did not note any major maintenance issues. Please note, when replacing any furniture or art there may be more dings, dents, or scuffs revealed that may need patch and paint. There are a few scratches on the wood floors and on a couple of doors that may need a little extra work if you want to have them removed. They are minor and not required to be removed/repared. Please have a tech walk around the outside to double-check any light fixture out or damaged. ---- You will see rooms and notes below this and pictures with the same notes further below. Please let us know if you have any questions.

**Evaluation Date** 15 January, 2020

**Evaluated By** Logistics Team

**Lease Name**

**Evaluation Type** RRA

---

## Evaluation Summary

---

### Bathroom 1 (Entry)

Cleaning	Repair	- calcium deposit on the drain, hard water stains
Damage	Repair	- the sink drain stopper does not seal completely when closed water is still draining.

---

### Bathroom 2 (By garage)

Cleaning	Repair	- Minor hard water/calcium
Damage	Repair	- drain stopper not functioning as designed
Rent Ready Items	OK	

---

### Bathroom 3 (In Bedroom 1)

---

# Property Evaluation Report

## Property Address

Cleaning	OK	- hard water/calcium deposit
Damage	OK	
Rent Ready Items	Replace	- 1 flood bulb out

### Bathroom 4 (In Bedroom 2)

Cleaning	Repair	- calcium deposit round faucet and drain
Rent Ready Items	Replace	- 1 reg out in the toilet room - 2 regs out in closet light fixture

### Bathroom 5 (In Bedroom 3)

Cleaning	Repair	Normal cleaning
Damage	Repair	- No cover on the half globe light fixture in the closet. - The hot water in the left sink does not function - Paint peeling in shower above the tile, the fan does make a slightly louder noise but seems to be functioning fine. It is possible the paint damage is from not using the fan. Sand area and paint
Rent Ready Items	Replace	- 2 regular bulbs out and 1 red working light in the closet fixture, replace all three with regular bulbs

### Bathroom 6 (In Bedroom 5)

Cleaning	Repair	- Calcium build-up should be scraped off sink spouts.
Damage	Repair	- The shower drain needs to be cleared out - 1 scrape right above the baseboard and 2 stains on the wall next to the toilet, these are very minor - The right sink drains very slow, clear out -The left window above the tub does not open, the crank is slipped. There are other windows that open so this does not have to be repaired. - The right door handle on the closet across from toilet is loose from the door - Paint damage on the wall in the closet from the free-standing mirror, sand & paint
Rent Ready Items	Replace	- 1 specialty halogen bulb out in the shower

### Bedroom 1 (Basement bedroom left end of hall)

# Property Evaluation Report

## Property Address

Cleaning	Repair	- normal
Damage	Repair	- Left window crank does not function to open window
Rent Ready Items	Replace	- Right halogen out above window

### Bedroom 2 (Basement bedroom straight across bottom of stairs)

Cleaning	Repair	Normal cleaning
Rent Ready Items	Replace	- 1 or 2 lights out, the light fixture cover needs to be removed to tell.

### Bedroom 3 ( Basement attached to kitchen 2)

Cleaning	Repair	Normal cleaning
Damage	Repair	- The headboard on the bed is causing the paint damage - Molding near bathroom separating from the wall, there are a couple small areas like this throughout the home. This does not need to be repaired
Doors	Repair	- The dining area side has pet scratches in the wood
Rent Ready Items	Replace	- 1 flood out above the mantle

### Bedroom 4 (First in hall upstairs )

Damage	Noted/ No Action	- Left window missing screen, optional
Rent Ready Items	Repair	- 2 ceiling lights have empty sockets

### Bedroom 5 (End of hall upstairs)

Cleaning	Noted/ No Action	- mark on the wall at the entry, should clean off but may need paint
Damage	OK	

# Property Evaluation Report

## Property Address

Rent Ready Items	OK
------------------	----

### Dining 2 (behind kitchen)

Cleaning	OK
----------	----

Damage	OK
--------	----

Rent Ready Items	OK
------------------	----

### Dining Room (Straight ahead of entry)

Damage	Noted/ No Action	- Remove extra smoke alarm mount, patch and paint.(there are multiple of these throughout the home)
--------	------------------------	---

Rent Ready Items	Replace	- 4 inside cabinet lights out
------------------	---------	-------------------------------

### Entry

Cleaning	Repair	Norma cleaning
----------	--------	----------------

Damage	Repair	- Paint the patch form the front door handle hitting the wall - consider putting an additional doorstop where the handle could hit - Check hanging fixture for a potential 1 or 2 bulbs out - 2 chips on the archway to bathroom. Cleaning will remove most marks but some need a paint touch up
--------	--------	--

Rent Ready Items	Repair	Check inside hanging fixture
------------------	--------	------------------------------

### Family Room

Cleaning	OK
----------	----

Damage	OK
--------	----

Other	Noted/ No Action	Fire place has remote with batteries.
-------	------------------------	---------------------------------------

Rent Ready Items	Replace	- 2 spot lights out and 1 mantle light out.
------------------	---------	---

### Family Room 2 (Basement)

# Property Evaluation Report

## Property Address

---

Cleaning	Repair	Normal
Damage	Noted/ No Action	- A lot of air coming through double doors, maybe add a weather strip to the door frame - Large area rug stained and faded - The right window stuck shut. - Reattach curtain rod to slide curtains from the left. Looks like it just needs a new hook to attach to curtains

---

### Front/Back Yard

---

Rent Ready Items	Replace	- Replace spotlights that are out. (outdoor floods) - one fixture is hanging down off the back of the home. We noticed it looking slightly down and to the left from the main family room. Pillar behind the Christmas tree
------------------	---------	---

---

### Garage (And mudroom)

---

Cleaning	Repair	Deep cleaning
Damage	Noted/ No Action	Mudroom: 1 paint chip on post area between open closets.
Rent Ready Items	Noted/ No Action	- 2 XL fluorescent lights out in the garage. You will need a ladder.

---

### Hallway 3 (Upstairs)

---

Damage	Noted/ No Action	Remove empty smoke alarm mount, patch and paint.
--------	------------------------	--

---

### Kitchen (Main level)

---

Cleaning	Repair	Deep clean.
Damage	Repair	- Scuff in the pantry near the kitchen will probably clean off. - Counter light fixture under the microwave cabinet needs a screw to be secured shut - The right dishwasher is loose and the drawers slide out when the door is open. - The sponge

---

# Property Evaluation Report

## Property Address

basket at the main kitchen sink is broken on the right side. The compartment still functions and you might be smart to glue it in place - Burn marks inside the cabinet on Dining 2 side, not noticeable with doors closed. Could attempt to refinished areas. - Some rubbing on the wall corner right of the fridge, minor paint touch up. - The fridge possibly missing bottom vent.

---

Other	Noted/ No Action	- Spare door in pantry, does this go anywhere or be removed?
Rent Ready Items	Replace	- 2 dimmable floods out. - The left heat lamp out is out above stove

---

### Kitchen 2 (Basement Plus dining and wine storage)

---

Cleaning	Repair	Normal cleaning
Damage	Noted/ No Action	- Remove extra smoke alarm mount, patch and paint. - Minor patch and paintwork left of hallway exit. - Large hole and 2 small holes in the wall left of the door with a keypad. - Blue paint on the long brown table as you enter the dining area from the hall. - A big hole in the drywall in storage behind the kitchen area.
Other	Noted/ No Action	Will the cabinet above the fridge be unlocked?
Rent Ready Items	Replace	- Middle halogen out in the kitchen area. - The Lightswitch cover left of the family room cracked.

---

### Laundry Room

---

Damage	Noted/ No Action	- Screw in wall right of the entry door could be removed and painted -1 hook to the left and 1 to the right of the window. Minor scratching from the dog on the door to deck, refinish?
--------	------------------------	---

---

### Mechanical Room (Plus small laundry)

---

Other	Noted/	
-------	--------	--

---

# Property Evaluation Report

## Property Address

No  
Action

---

Rent Ready Items

OK

- 16x20x1 outside of the office in the ceiling needs to be brand new at move-in - Screw missing on the light switch cover (fine as is)

---

### Office Room

---

Damage

Repair

- The first window crank on the left when entering does not function. - There is a mounting hole in the wall left of the large bookshelf.



# Property Evaluation Report

Property Address

## Evaluation Details

### Bathroom 1 (Entry)

Category: Damage

Condition: Repair



Comments: - the sink drain stopper does not seal completely when closed water is still draining.

### Bathroom 2 (By garage)

Category: Damage

Condition: Repair



Comments: - drain stopper not functioning as designed

# Property Evaluation Report

Property Address

## Bathroom 3 (In Bedroom 1)

**Category:** Rent Ready Items

**Condition:** Replace



**Comments:** - 1 flood bulb out

# Property Evaluation Report

## Property Address

### Bathroom 4 (In Bedroom 2)

**Category:** Cleaning

**Condition:** Repair



**Comments:** - calcium deposit round faucet and drain

**Category:** Rent Ready Items

**Condition:** Replace



**Comments:** - 1 reg out in the toilet room - 2 regs out in closet light fixture

# Property Evaluation Report

## Property Address

### Bathroom 5 (In Bedroom 3)

**Category:** Damage

**Condition:** Repair



**Comments:** - No cover on the half globe light fixture in the closet. - The hot water in the left sink does not function - Paint peeling in shower above the tile, the fan does make a slightly louder noise but seems to be functioning fine. It is possible the paint damage is from not using the fan. Sand area and paint

**Category:** Rent Ready Items

**Condition:** Replace



**Comments:** - 2 regular bulbs out and 1 red working light in the closet fixture, replace all three with regular bulbs

### Bathroom 6 (In Bedroom 5)

# Property Evaluation Report

Property Address

**Category:** Cleaning

**Condition:** Repair



**Comments:** - Calcium build-up should be scraped off sink spouts.



# Property Evaluation Report

Property Address

Category: Damage

Condition: Repair



**Comments:** - The shower drain needs to be cleared out - 1 scrape right above the baseboard and 2 stains on the wall next to the toilet, these are very minor - The right sink drains very slow, clear out -The left window above the tub does not open, the crank is slipped. There are other windows that open so this does not have to be repaired. - The right door handle on the closet across from toilet is loose from the door - Paint damage on the wall in the closet from the free-standing mirror, sand & paint

# Property Evaluation Report

Property Address

**Category:** Rent Ready Items

**Condition:** Replace



**Comments:** - 1 specialty halogen bulb out in the shower

# Property Evaluation Report

## Property Address

### Bedroom 1 (Basement bedroom left end of hall)

**Category:** Damage

**Condition:** Repair



**Comments:** - Left window crank does not function to open window

**Category:** Rent Ready Items

**Condition:** Replace



**Comments:** - Right halogen out above window



# Property Evaluation Report

## Property Address

Bedroom 2 (Basement bedroom straight across bottom of stairs)

**Category:** Rent Ready Items

**Condition:** Replace



**Comments:** - 1 or 2 lights out, the light fixture cover needs to be removed to tell.

# Property Evaluation Report

## Property Address

### Bedroom 3 ( Basement attached to kitchen 2)

**Category:** Damage

**Condition:** Repair



**Comments:** - The headboard on the bed is causing the paint damage - Molding near bathroom separating from the wall, there are a couple small areas like this throughout the home. This does not need to be repaired

**Category:** Rent Ready Items

**Condition:** Replace



**Comments:** - 1 flood out above the mantle

# Property Evaluation Report

## Property Address

### Bedroom 4 (First in hall upstairs )

**Category:** Damage

**Condition:** Noted/ No Action



**Comments:** - Left window missing screen, optional

### Bedroom 5 (End of hall upstairs)

**Category:** Cleaning

**Condition:** Noted/ No Action



**Comments:** - mark on the wall at the entry, should clean off but may need paint

# Property Evaluation Report

## Property Address

### Dining Room (Straight ahead of entry)

**Category:** Damage

**Condition:** Noted/ No Action



**Comments:** - Remove extra smoke alarm mount, patch and paint.(there are multiple of these throughout the home)

**Category:** Rent Ready Items

**Condition:** Replace



**Comments:** - 4 inside cabinet lights out

# Property Evaluation Report

Property Address

## Entry

**Category:** Damage

**Condition:** Repair



**Comments:** - Paint the patch from the front door handle hitting the wall - consider putting an additional doorstop where the handle could hit - Check hanging fixture for a potential 1 or 2 bulbs out - 2 chips on the archway to bathroom. Cleaning will remove most marks but some need a paint touch up



# Property Evaluation Report

## Property Address

### Family Room

**Category:** Other

**Condition:** Noted/ No Action



**Comments:** Fire place has remote with batteries.

**Category:** Rent Ready Items

**Condition:** Replace



**Comments:** - 2 spot lights out and 1 mantle light out.

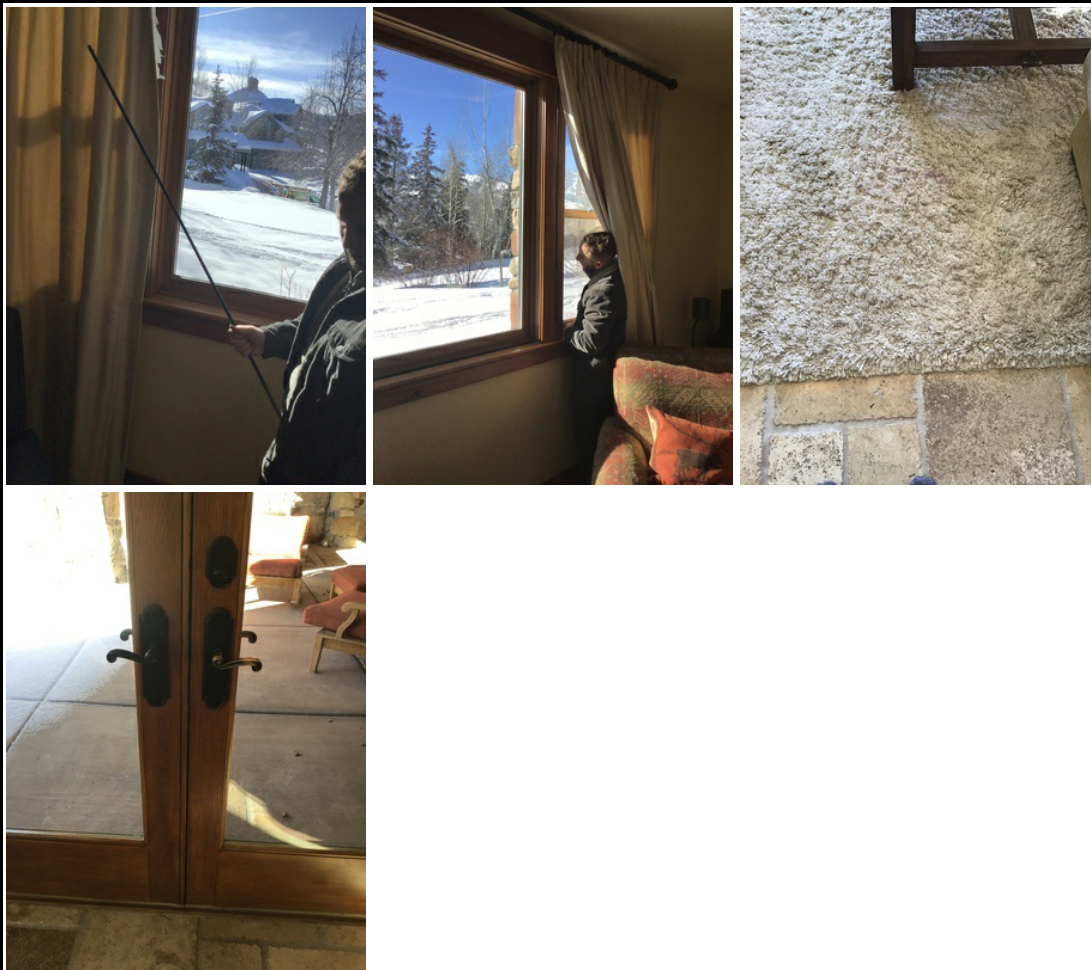
# Property Evaluation Report

## Property Address

### Family Room 2 (Basement)

**Category:** Damage

**Condition:** Noted/ No Action



**Comments:** - A lot of air coming through double doors, maybe add a weather strip to the door frame - Large area rug stained and faded - The right window stuck shut. - Reattach curtain rod to slide curtains from the left. Looks like it just needs a new hook to attach to curtains

# Property Evaluation Report

## Property Address

### Front/Back Yard

**Category:** Rent Ready Items

**Condition:** Replace



**Comments:** - Replace spotlights that are out. (outdoor floods) - one fixture is hanging down off the back of the home. We noticed it looking slightly down and to the left from the main family room. Pillar behind the Christmas tree

### Garage (And mudroom)

**Category:** Cleaning

**Condition:** Repair



**Comments:** Deep cleaning



# Property Evaluation Report

## Property Address

**Category:** Damage

**Condition:** Noted/ No Action



**Comments:** Mudroom: 1 paint chip on post area between open closets.

**Category:** Rent Ready Items

**Condition:** Noted/ No Action



**Comments:** - 2 XL fluorescent lights out in the garage. You will need a ladder.

# Property Evaluation Report

## Property Address

### Hallway 3 (Upstairs)

**Category:** Damage

**Condition:** Noted/ No Action



**Comments:** Remove empty smoke alarm mount, patch and paint.

### Kitchen (Main level)

**Category:** Cleaning

**Condition:** Repair



**Comments:** Deep clean.

**Category:** Damage

**Condition:** Repair

# Property Evaluation Report

Property Address



**Comments:** - Scuff in the pantry near the kitchen will probably clean off. - Counter light fixture under the microwave cabinet needs a screw to be secured shut - The right dishwasher is loose and the drawers slide out when the door is open. - The sponge basket at the main kitchen sink is broken on the right side. The compartment still functions and you might be smart to glue it in place - Burn marks inside the cabinet on Dining 2 side, not noticeable with doors closed. Could attempt to refinished areas. - Some rubbing on the wall corner right of the fridge, minor paint touch up. - The fridge possibly missing bottom vent.



# Property Evaluation Report

Property Address

**Category:** Other

**Condition:** Noted/ No Action



**Comments:** - Spare door in pantry, does this go anywhere or be removed?

**Category:** Rent Ready Items

**Condition:** Replace



**Comments:** - 2 dimmable floods out. - The left heat lamp out is out above stove

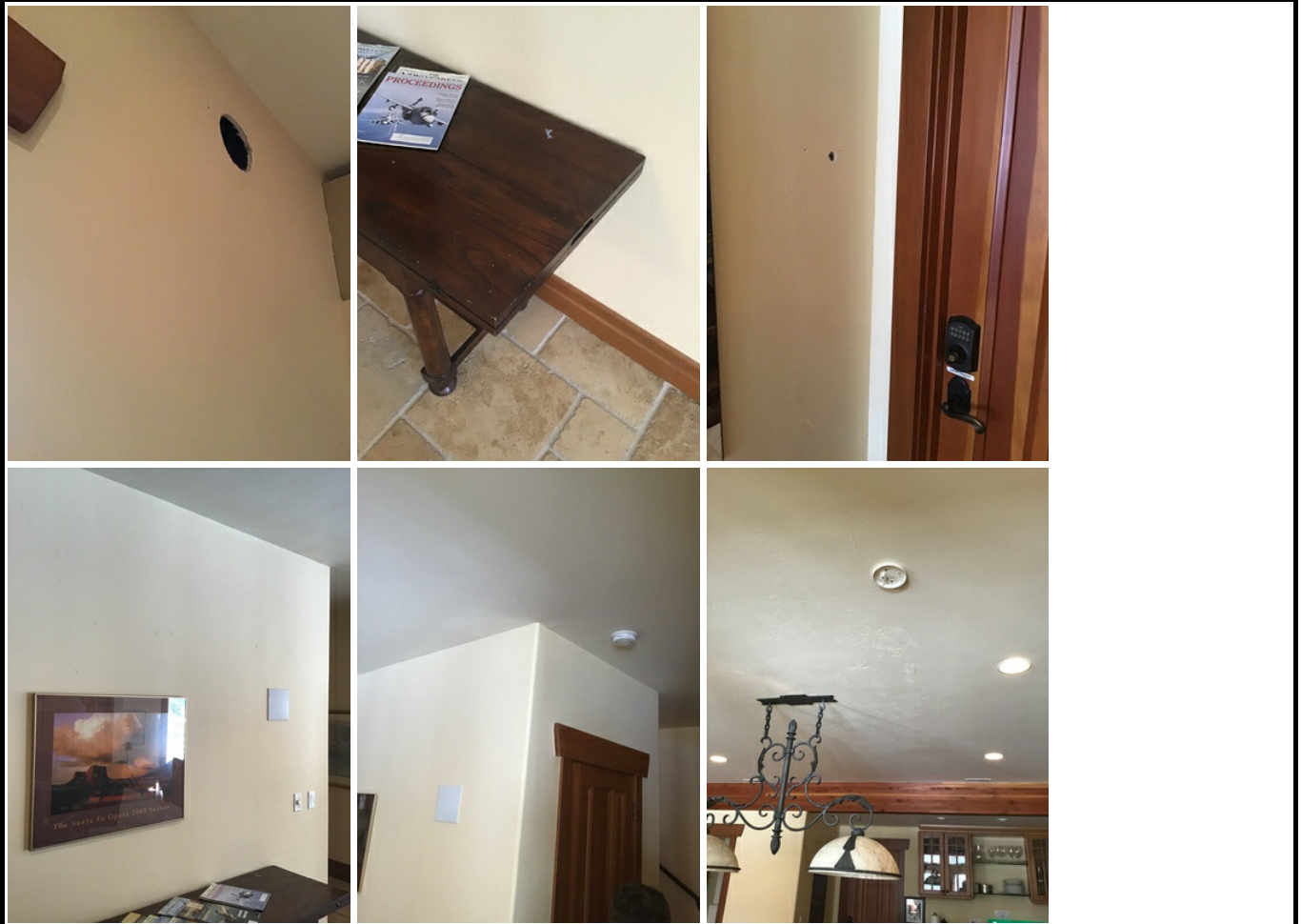
**Kitchen 2 (Basement Plus dining and wine storage)**

# Property Evaluation Report

Property Address

Category: Damage

Condition: Noted/ No Action



**Comments:** - Remove extra smoke alarm mount, patch and paint. - Minor patch and paintwork left of hallway exit. - Large hole and 2 small holes in the wall left of the door with a keypad. - Blue paint on the long brown table as you enter the dining area from the hall. - A big hole in the drywall in storage behind the kitchen area.

# Property Evaluation Report

## Property Address

**Category:** Other

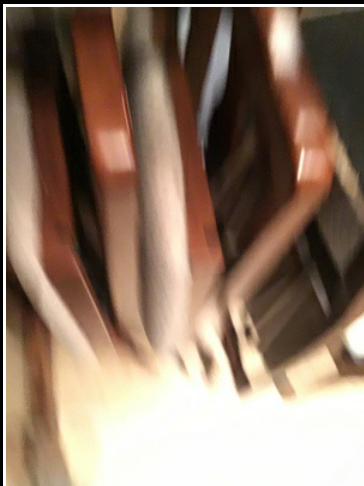
**Condition:** Noted/ No Action



**Comments:** Will the cabinet above the fridge be unlocked?

**Category:** Rent Ready Items

**Condition:** Replace



**Comments:** - Middle halogen out in the kitchen area. - The Lightswitch cover left of the family room cracked.

# Property Evaluation Report

Property Address

## Laundry Room

Category: Damage

Condition: Noted/ No Action



**Comments:** - Screw in wall right of the entry door could be removed and painted -1 hook to the left and 1 to the right of the window. Minor scratching from the dog on the door to deck, refinish?

## Mechanical Room (Plus small laundry)

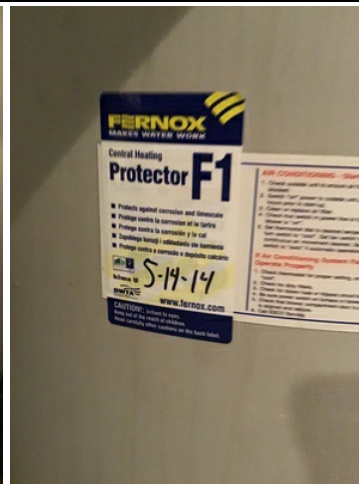
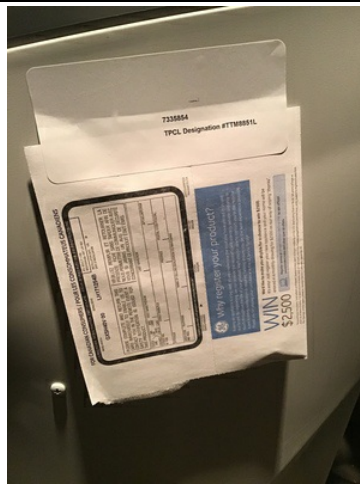


# Property Evaluation Report

Property Address

Category: Other

Condition: Noted/ No Action



Comments:



# Property Evaluation Report

## Property Address

**Category:** Rent Ready Items

**Condition:** OK



**Comments:** - 16x20x1 outside of the office in the ceiling needs to be brand new at move-in - Screw missing on the light switch cover (fine as is)

## Office Room

**Category:** Damage

**Condition:** Repair



**Comments:** - The first window crank on the left when entering does not function. - There is a mounting hole in the wall left of the large bookshelf.

---

Evaluated By: Logistics Team

---

Signed By: