

Property Evaluation Report

Property Address 2804 Goldfinch Dr Mesquite TX 75181-4923



Move-out

Evaluated By Trung Phung
Evaluation Date 15 March, 2017
Unit Name GOLD2804 - (2804 Goldfinch)
Lease Name DeLao - DeLao

Property Evaluation Report

Property Address 2804 Goldfinch Dr Mesquite TX 75181-4923

Evaluation Date 15 March, 2017

Evaluated By Trung Phung

Lease Name DeLao - DeLao

Evaluation Type Move-out

Evaluation Summary

Move Out Evaluation

EXTERIOR - Door/Windows	Repair	Will need to remove sticky hook off front door and repaint. All windows surrounding property are in great shape with screens.
EXTERIOR - Fence/Deck	OK	Grate handle needs to be reattached. Overall fence is standing; wood rotting. Would recommend future budgeting for fence repairs.
EXTERIOR - Gutters	OK	Gutters are in good shape. Will need to remove birds nest in gutter on porch
EXTERIOR - Landscaping (Initial Cleanup)	Repair	Tenant did not perform landscaping duties prior to move out. Will need mow edge blow trim hedges remove weeds from flower bed and add red mulch.
EXTERIOR - Paint/Siding/Trim	Repair	Exterior paint looks good. Chimney paint is peeling/chipping away. Would recommend repaint.
EXTERIOR - Roof	OK	Roof looks good. No indication of water leaks in ceiling inside property
EXTERIOR - Window Screens	OK	All window screens are in good shape; none missing from windows
INTERIOR - Blinds	OK	Blinds all throughout property in great shape; will need to dust and clean. Will be part of cleaning
INTERIOR - Carpet	OK	Carpet is in good shape. Tenant did not clean; will need shampoo during turnover.
INTERIOR - Cleaning	Repair	Tenant did not perform cleaning responsibilities prior to move out; will need final clean. Property left is overall good shape
INTERIOR - General Make Ready (Bulbs, Batteries, Filters, Etc)	Repair	Make ready needed to include bulbs, air filters (extra at the property by water heater in garage, kitchen light(s), smoke detectors and batteries, smoke detector missing some guest bedroom, need to re caulk master toilet and shower, replace air vent in living room; rusted, replace broken electrical covers
INTERIOR - Hard Surface Flooring	OK	Tile in entry, dining room, kitchen, and bar space all in great condition.
INTERIOR - Kitchen Appliances	OK	All white appliances in good shape and condition
INTERIOR - Locksmith	OK	Will need to rekey property

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INTERIOR - Paint	Repair	Light touch up; paint looks good. Normal wear and tear. Will need to repair in guestbedroom door; cracked top of door. Also need to repair trim for same bedroom closet door. Will need to repaint art work on garage wall; tenant chatge back.
INTERIOR - Trash Haul	Repair	Will need to have firelogs removed from fireplace and backyard. Also remove personal items from attic in garage
MECHANICAL - Garage Door Opener & Remotes	OK	Tenant left 2 remotes and spare keys. Garage door right side does not work, will need someone to repair.
MECHANICAL - HVAC	OK	Located in attic
MECHANICAL - Sprinklers	OK	
MECHANICAL - Water Heater	OK	50 hal gas water heater located in garage

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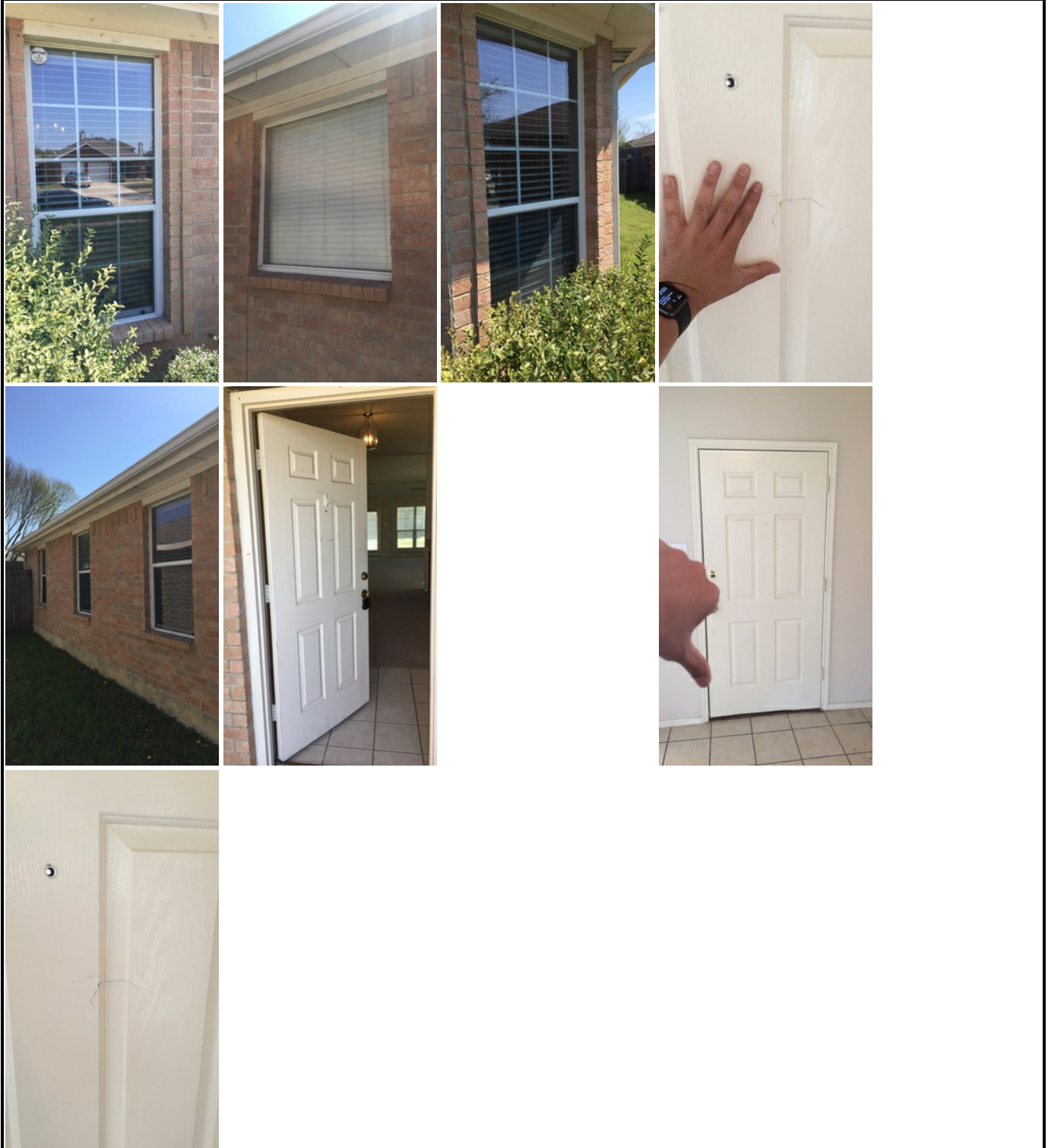
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Evaluation Details

Move Out Evaluation

Category: EXTERIOR - Door/Windows

Condition: Repair



Comments: Will need to remove sticky hook off front door and repaint. All windows surrounding property are in great shape with screens.

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Property Address 2804 Goldfinch Dr Mesquite TX 75181-4923

Category: EXTERIOR - Fence/Deck

Condition: OK



Comments: Gate handle needs to be reattached. Overall fence is standing; wood rotting. Would recommend future budgeting for fence repairs.

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Category: EXTERIOR - Gutters

Condition: OK



Comments: Gutters are in good shape. Will need to remove birds nest in gutter on porch

Category: EXTERIOR - Landscaping (Initial Cleanup)

Condition: Repair



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5308 West Plano Parkway, Plano, TX 75093

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Comments: Tenant did not perform landscaping duties prior to move out. Will need mow edge blow trim hedges remove weeds from flower bed and add red mulch.

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Category: EXTERIOR - Paint/Siding/Trim

Condition: Repair



Comments: Exterior paint looks good. Chimney paint is peeling/chipping away. Would recommend repaint.

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Category: EXTERIOR - Roof

Condition: OK



Comments: Roof looks good. No indication of water leaks in ceiling inside property

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Category: INTERIOR - Blinds

Condition: OK



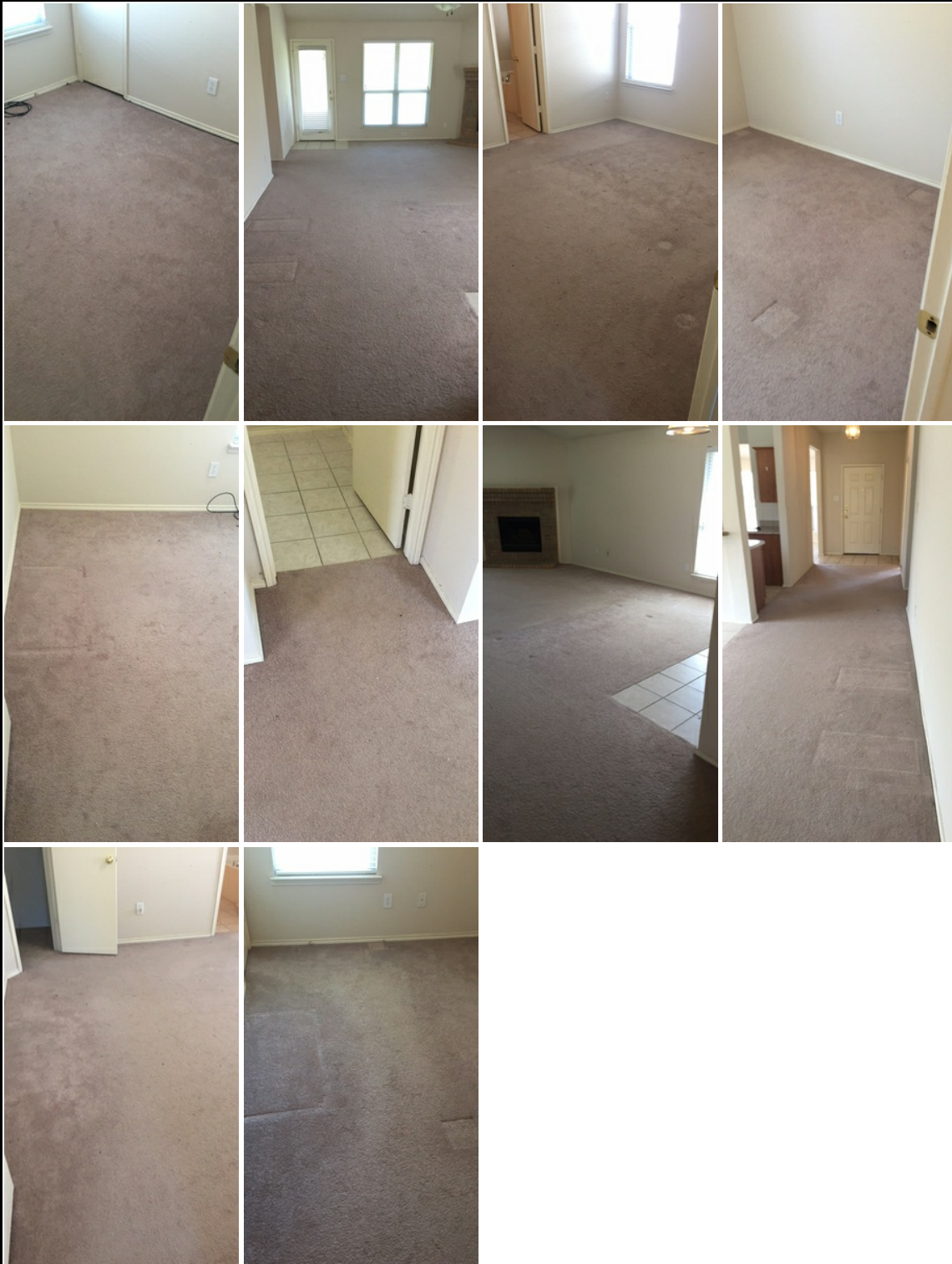
Comments: Blinds all throughout property in great shape; will need to dust and clean. Will be part of cleaning

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Category: INTERIOR - Carpet

Condition: OK



Comments: Carpet is in good shape. Tenant did not clean; will need shampoo during turnover.

Category: INTERIOR - Cleaning

Condition: Repair

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5308 West Plano Parkway, Plano, TX 75093

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Property Address 2804 Goldfinch Dr Mesquite TX 75181-4923



Comments: Tenant did not perform cleaning responsibilities prior to move out; will need final clean. Property left is overall good shape

Category: INTERIOR - Hard Surface Flooring

Condition: OK



Comments: Tile in entry, dining room, kitchen, and bar space all in great condition.

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Category: INTERIOR - Kitchen Appliances

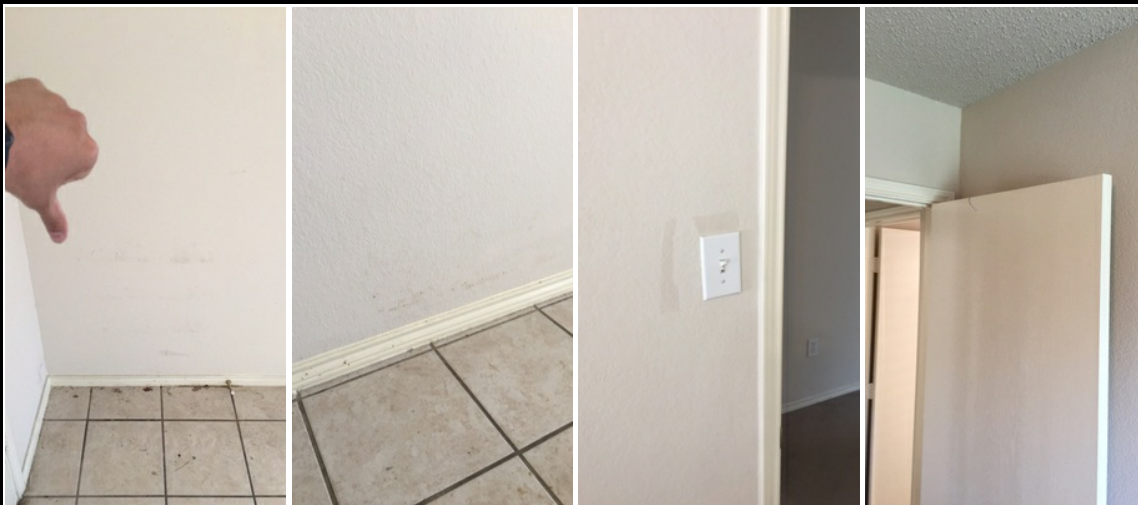
Condition: OK



Comments: All white appliances in good shape and condition

Category: INTERIOR - Paint

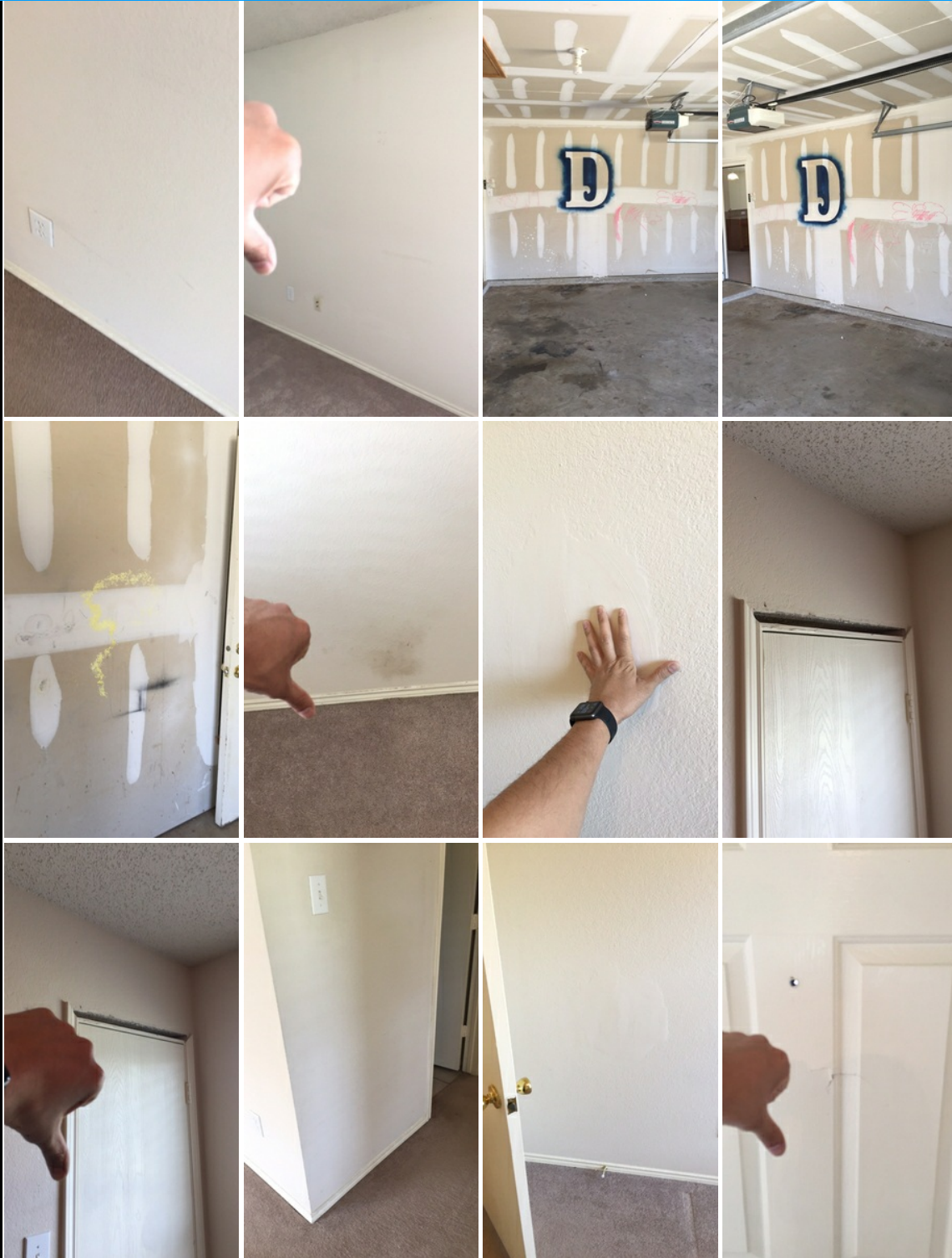
Condition: Repair



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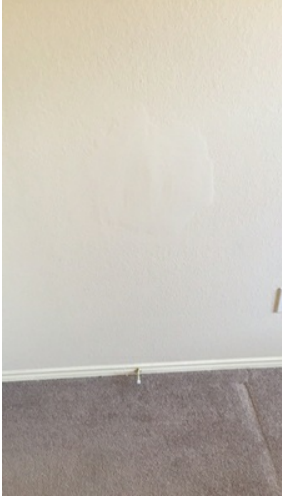
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Comments: Light touch up; paint looks good. Normal wear and tear. Will need to repair in guestbedroom door; cracked top of door. Also need to repair trim for same bedroom closet door. Will need to repaint art work on garage wall; tenant chatge back.

Category: MECHANICAL - Garage Door Opener & Remotes

Condition: OK



Comments: Tenant left 2 remotes and spare keys. Garage door right side does not work, will need someone to repair.

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Category: MECHANICAL - HVAC

Condition: OK



Comments: Located in attic

Category: MECHANICAL - Sprinklers

Condition: OK



Comments:

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Category: MECHANICAL - Water Heater

Condition: OK



Comments: 50 gal gas water heater located in garage

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Evaluated By: Trung Phung

Signed By: Trung Phung