

Property Evaluation Report

Property Address 175 Southport Drive Summerville SC 29483



Carolina One

Property Management



Move-out

Evaluated By Nickie Cooper
Evaluation Date 9 March, 2017
Unit Name 175 Southport Drive
Lease Name Jackson - Jackson_4

Prepared By Carolina One Property Management
4024 Salt Pointe Parkway, N. Charleston, SC 29405

Property Evaluation Report

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Evaluation Comment tenant vacated early - turned in keys and carpet cleaning receipt. Please note items in report. Sent to owner 3/10/17

Evaluation Date 9 March, 2017
Evaluated By Nickie Cooper

Lease Name Jackson - Jackson_4
Evaluation Type Move-out

Evaluation Summary

A1 -- Exterior Front/Back Yard

Areas of concern	Cleaning needed	some lawn care due to weeds etc.
General Pictures	Advise - Noted only / needs attention	advise -Loose siding at front. Loose gutter in rear. Noted prior in vacant / dish on right rear roof

B -- Entry

General Pictures	OK
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D -- Dining Room (Formal rooms)

General Pictures	Advise - Noted only / needs attention
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E -- Kitchen

Appliances	Cleaning needed	Cleaning needed. Note stress crack in bin door
Areas of concern	Cleaning needed	debris in cabinets and some on flooring
General Pictures	Advise - Noted only / needs attention	Note only- section of tile near carpet is cracked and was noted prior

F -- Living Room (In rear)

Air Filters	Repair and / or Replace	16x20x1
General Pictures	Advise - Noted only / needs	

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attention

G -- Master Bedroom

General Pictures	Advise - Noted only / needs attention
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H -- Bathroom /MASTER

General Pictures	Advise - Noted only / needs attention	noted prior - no drain stopper in sink
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I -- Bedroom 2 (Room near master. Back left of home)

General Pictures	Advise - Noted only / needs attention
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J -- Bedroom 3 (Room right rear of home)

General Pictures	Advise - Noted only / needs attention
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J1 - Bedroom 4 (Room front of home)

General Pictures	Advise - Noted only / needs attention	This is only room with least amount of touch up spots
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K -- Secondary bathroom

General Pictures	Advise - Noted only / needs attention	noted prior - no drain stopper in several bathrooms, think they have been moved over time to different rooms
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L -- Laundry Room

Areas of concern	Cleaning needed
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General Pictures	OK
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N -- Hallway/ stairwell

Air Filters	Repair and / or Replace	20x30x1
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General Pictures

Advise -
Noted only /
needs
attention

O -- Garage

General Pictures

OK

P -- Half bath

General Pictures

OK

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Evaluation Details

A1 -- Exterior Front/Back Yard

Category: Areas of concern	Condition: Cleaning needed
	
Comments: some lawn care due to weeds etc.	

Category: General Pictures	Condition: Advise - Noted only / needs attention
	

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Comments: advise -Loose siding at front. Loose gutter in rear. Noted prior in vacant / dish on right rear roof

B -- Entry

Category: General Pictures

Condition: OK


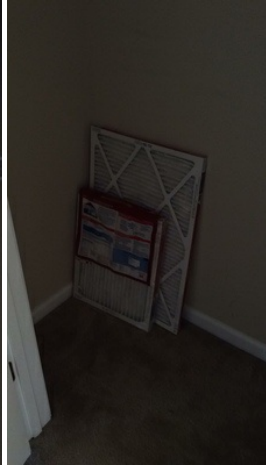
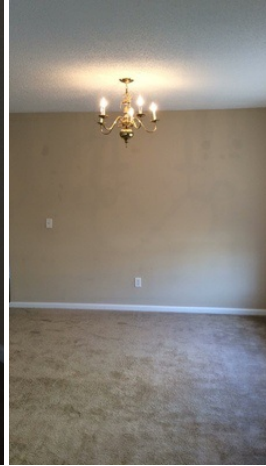




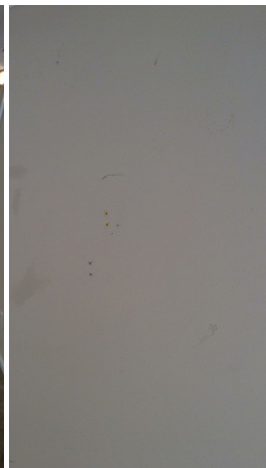




Comments:

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D -- Dining Room (Formal rooms)

Category: General Pictures		Condition: Advise - Noted only / needs attention		
				
				
Comments:				

E -- Kitchen

Category: Appliances		Condition: Cleaning needed		
				

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Comments: Cleaning needed. Note stress crack in bin door

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Category: Areas of concern




Condition: Cleaning needed



Comments: debris in cabinets and some on flooring

Property Evaluation Report

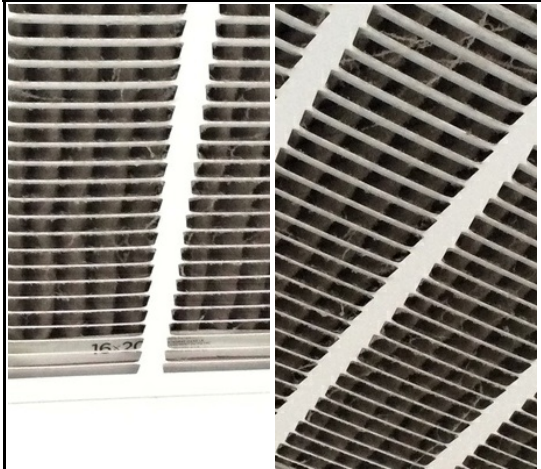
Property Address 175 Southport Drive Summerville SC 29483

Category: General Pictures	Condition: Advise - Noted only / needs attention
	
	
	
<p>Comments: Note only- section of tile near carpet is cracked and was noted prior</p>	

F -- Living Room (In rear)

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Category: Air Filters	Condition: Repair and / or Replace
	
Comments: 16x20x1	

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Category: General Pictures	Condition: Advise - Noted only / needs attention
	
Comments:	

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G -- Master Bedroom

Category: General Pictures			Condition: Advise - Noted only / needs attention	
				
				
				
Comments:				

H -- Bathroom /MASTER

Category: General Pictures	Condition: Advise - Noted only / needs attention
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Comments: noted prior - no drain stopper in sink

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I -- Bedroom 2 (Room near master. Back left of home)

Category: General Pictures

Condition: Advise - Noted only / needs attention



Comments:

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J -- Bedroom 3 (Room right rear of home)

Category: General Pictures

Condition: Advise - Noted only / needs attention



Comments:

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J1 - Bedroom 4 (Room front of home)

Category: General Pictures

Condition: Advise - Noted only / needs attention



Comments: This is only room with least amount of touch up spots

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K -- Secondary bathroom

Category: General Pictures

Condition: Advise - Noted only / needs attention




Comments: noted prior - no drain stopper in several bathrooms, think they have been moved over time to different rooms

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L -- Laundry Room

Category: Areas of concern	Condition: Cleaning needed
	
Comments:	

Category: General Pictures	Condition: OK
	
Comments:	

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N -- Hallway/ stairwell

Category: Air Filters

Condition: Repair and / or Replace



Comments: 20x30x1

Category: General Pictures

Condition: Advise - Noted only / needs attention



Comments:

Property Evaluation Report

Property Address 175 Southport Drive Summerville SC 29483

O -- Garage

Category: General Pictures

Condition: OK



Comments:

Property Evaluation Report

Property Address 175 Southport Drive Summerville SC 29483

P -- Half bath

Category: General Pictures

Condition: OK



Comments:

Evaluated By: Nickie Cooper

Signed By: