



SCOTT HOME SERVICES, LLC

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<https://scotthomeinspection.com>



MOVE OUT INSPECTION REPORT COPY

1234 Main St - Turn Inspection Sample
Arvada, CO 80004

Chris Scott
AUGUST 5, 2023



Inspector

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MOVE OUT - INSPECTION REPORT

SUMMARY



REPAIR RECOMMENDATION



IMMEDIATE ACTION
RECOMMENDATION

- ⊖ 2.1.1 General/Overview - Overview: General Cleaning Needed Throughout
- ⊖ 2.1.2 General/Overview - Overview: Painting Needed - Minor Touchups
- ⊖ 3.3.1 Living Room/Dining Room - WALLS: Drywall damage
- ⊖ 3.6.1 Living Room/Dining Room - WINDOWS: Damaged Screen(s)
- ⊖ 3.6.2 Living Room/Dining Room - WINDOWS: Blinds damaged
- ⊖ 4.5.1 Hallway - Stairs - Entry - FLOORS: Flooring damaged
- ⚠ 4.6.1 Hallway - Stairs - Entry - DOORS: Door damage
- ⊖ 5.3.1 Bedroom(s) - WALLS: Drywall damage
- ⊖ 5.6.1 Bedroom(s) - WINDOWS: Blinds damaged
- ⊖ 7.11.1 Bathroom(s) - PLUMBING FIXTURES, FAUCETS, DRAINS: Shower leaks
- ⊖ 7.11.2 Bathroom(s) - PLUMBING FIXTURES, FAUCETS, DRAINS: Shower damaged
- ⊖ 8.3.1 Kitchen - WALLS: Drywall damage
- ⊖ 8.4.1 Kitchen - FLOORS: Flooring damaged

1: INSPECTION DETAILS

Information

Carpet (Y/N)

Yes

Inspection Overview/Terms

RENTAL INSPECTION REPORT:

The Rental Inspection Report is intended as an assessment of the condition of the property on the day of the inspection. The report will document concerns related to overall property condition, maintenance concerns present, evidence of tenant damage or neglect, potential property code violations and visible evidence of insurance risks. The assessment is visual and non-invasive and is intended to document through notes, photos and videos the current property condition.

INSPECTION CATEGORIES:

- 1) **Maintenance Item** - These are repairs that, in the opinion of the inspector, are regular maintenance items typical for all homes. Repair to these items is not urgent, but should be performed in the near future.
- 2) **Repair Recommendation** - The item, component or unit was visually observed, and is not functioning as intended or needs further inspection by a qualified specialist. Items, components or units that can be repaired to satisfactory condition may not need replacement.
- 3) **Immediate Action Recommendation** - The item, component or unit represents a significant repair needed or a safety concern to the occupants, and should be immediately repaired.

LIMITATIONS:

For occupied homes, tenant furniture and belongings can often prevent complete inspection of every room and area. We do our very best to identify every concern visible, but items can be hidden or blocked from view by tenant items.

SCOPE AND TERMS OF INSPECTION:

This confidential report is furnished for the use of the property-manager and property-owner only. It is not intended to be relied upon for any purpose by any other party not named on the report and Inspection Agreement. This inspection was performed in accordance with and under the terms of a Rental Inspection Agreement. The agreement was signed and agreed upon before the preparation of this individual report and a signed copy of the agreement is available upon request. The agreement may be part of a broader inspection contract between Scott Rental Inspections, a division of Scott Home Services, LLC and the Property Management Company or Property Owner. Scott Rental Inspections conducts all inspections according to the procedures outlined by the American Society of Home Inspectors (ASHI) Standards of Practice and Code of Ethics. The complete standards can be reviewed at the following location; <https://www.homeinspector.org/Resources/Standard-of-Practice> The ASHI Standards of Practice outline recommended procedures for performing general home inspections, which have been adapted for the specific scope of these Rental-Inspections.

READING YOUR INSPECTION REPORT

The inspection report from Scott Home Inspection is cloud based allowing for sharing of the report and easy navigation through sections. Click to expand the image below to give you tips and help on reading and navigating through this report.



Reading the Rental Inspection Report

2: GENERAL/OVERVIEW

Recommendations

2.1.1 Overview

GENERAL CLEANING NEEDED THROUGHOUT

The unit was left dirty at the time of the inspection. General cleaning is needed throughout the unit and it noted in the corresponding pictures and locations.

Recommendation

Contact a qualified professional.

 Repair Recommendation



2.1.2 Overview

PAINTING NEEDED - MINOR TOUCHUPS

Minor paint touch ups are needed throughout the unit. The locations are noted under each photo.

 Repair Recommendation

Recommendation
Contact a qualified professional.



North Bedroom



Hall



Living Room



Living Room

3: LIVING ROOM/DINING ROOM

Information

GENERAL PHOTOS AND INFORMATION: Interior Photos

The following photos document the general condition of this room/area. These photos are for documenting general condition during the inspection. Areas with a specific concern or defect are noted separately, referencing the specific issue and area of concern.



Recommendations

3.3.1 WALLS

DRYWALL DAMAGE

Damaged drywall is present that needs repaired and re-painted.

Recommendation

Contact a qualified drywall contractor.

Repair Recommendation



3.6.1 WINDOWS

DAMAGED SCREEN(S)

There was a damaged screen at the noted location. This will need to be replaced.

Recommendation

Contact a qualified professional.



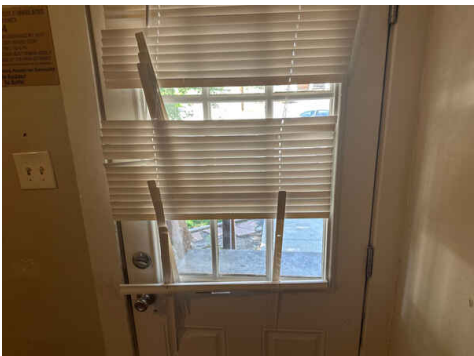
3.6.2 WINDOWS

BLINDS DAMAGED

The window blinds are damaged and need replaced.

Recommendation

Contact a qualified handyman.



4: HALLWAY - STAIRS - ENTRY

Information

GENERAL PHOTOS AND INFORMATION: Interior Photos

The following photos document the general condition of this room/area. These photos are for documenting general condition during the inspection. Areas with a specific concern or defect are noted separately, referencing the specific issue and area of concern.



Recommendations

4.5.1 FLOORS

FLOORING DAMAGED

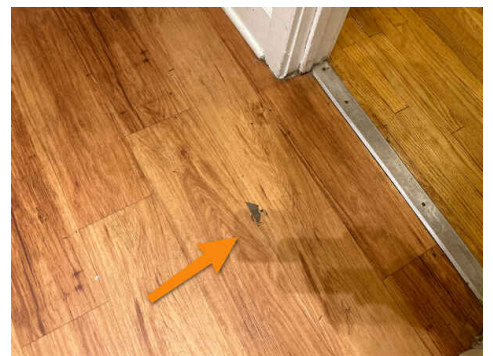
The flooring material is damaged and needs to be repaired or replaced.

Recommendation

Contact a qualified flooring contractor



Repair Recommendation



4.6.1 DOORS

DOOR DAMAGE

Cosmetic damage is present where the door is dented/damaged. The door should be repaired or replaced as desired.

Recommendation

Contact a qualified door repair/installation contractor.



Immediate Action Recommendation



5: BEDROOM(S)

Information

GENERAL PHOTOS AND INFORMATION: Bedroom 1 General Photos

The following photos document the general condition of this room/area. These photos are for documenting general condition during the inspection. Areas with a specific concern or defect are noted separately, referencing the specific issue and area of concern.



GENERAL PHOTOS AND INFORMATION: Bedroom 2 General Photos

The following photos document the general condition of this room/area. These photos are for documenting general condition during the inspection. Areas with a specific concern or defect are noted separately, referencing the specific issue and area of concern.



GENERAL PHOTOS AND INFORMATION: Bedroom 3 General Photos

The following photos document the general condition of this room/area. These photos are for documenting general condition during the inspection. Areas with a specific concern or defect are noted separately, referencing the specific issue and area of concern.



GENERAL PHOTOS AND INFORMATION: Bedroom 4 General Photos

The following photos document the general condition of this room/area. These photos are for documenting general condition during the inspection. Areas with a specific concern or defect are noted separately, referencing the specific issue and area of concern.



Recommendations

5.3.1 WALLS

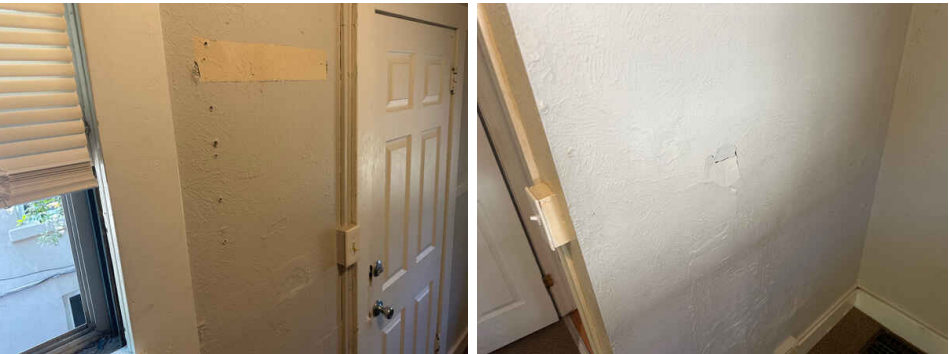
DRYWALL DAMAGE

Damaged drywall is present that needs repaired and re-painted.

Recommendation

Contact a qualified drywall contractor.

 Repair Recommendation



North west

North West

5.6.1 WINDOWS

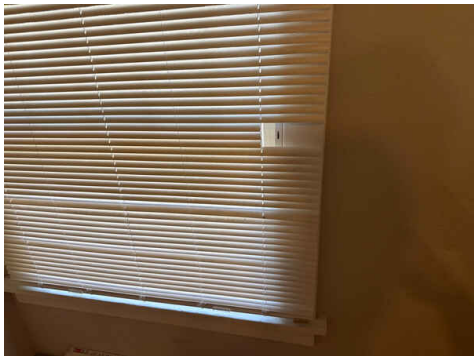
BLINDS DAMAGED

The window blinds are damaged and need replaced.

Recommendation

Contact a qualified handyman.

 Repair Recommendation



South west



North

6: OFFICE

Information

GENERAL PHOTOS AND INFORMATION: Office General Photos

The following photos document the general condition of this room/area. These photos are for documenting general condition during the inspection. Areas with a specific concern or defect are noted separately, referencing the specific issue and area of concern.



7: BATHROOM(S)

Information

GENERAL PHOTOS AND INFORMATION: Bathroom 1 General Photos

The following photos document the general condition of this room/area. These photos are for documenting general condition during the inspection. Areas with a specific concern or defect are noted separately, referencing the specific issue and area of concern.



GENERAL PHOTOS AND INFORMATION: Bathroom 2 General Photos

The following photos document the general condition of this room/area. These photos are for documenting general condition during the inspection. Areas with a specific concern or defect are noted separately, referencing the specific issue and area of concern.



Recommendations

7.11.1 PLUMBING FIXTURES, FAUCETS, DRAINS

SHOWER LEAKS

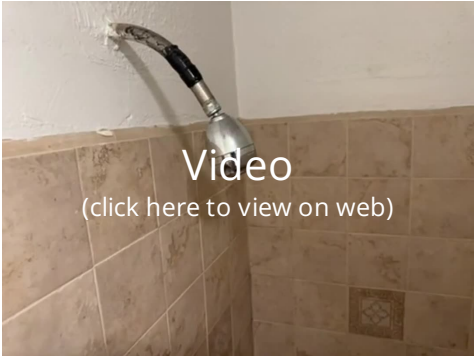
HALL BATH

The shower leaks when operated. Repairs are needed to prevent leaking water from potentially running back and damaging the interior of the wall.

Recommendation

Contact a qualified plumbing contractor.

 Repair Recommendation



7.11.2 PLUMBING FIXTURES, FAUCETS,
DRAINS

 Repair Recommendation

SHOWER DAMAGED

The shower was damaged during the time of the inspection.

Recommendation

Contact a qualified professional.



8: KITCHEN

Information

GENERAL PHOTOS AND INFORMATION: Kitchen Photos

The following photos document the general condition of the kitchen. These photos are for documenting general condition during the inspection. Areas with a specific concern or defect are noted separately, referencing the specific issue and area of concern.



Recommendations

8.3.1 WALLS

DRYWALL DAMAGE

Damaged drywall is present that needs repaired and re-painted.

Recommendation

Contact a qualified drywall contractor.

 Repair Recommendation



8.4.1 FLOORS

FLOORING DAMAGED

The flooring material is damaged and needs to be repaired or replaced.

Recommendation

Contact a qualified flooring contractor

 Repair Recommendation

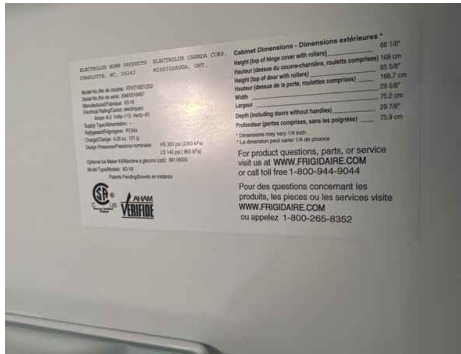


9: APPLIANCES

Information

Appliance Photos

The following photos document the general condition of the appliances. These photos are for documenting general condition during the inspection. Areas with a specific concern or defect are noted separately, referencing the specific issue and area of concern.



10: SMOKE AND CO DETECTORS

Information

SMOKE DETECTORS: Units present In all recommended locations

Smoke detectors are present in the home, located on each floor and within each bedroom, as recommended. Monthly testing of the units is recommended, along with annual battery replacement. Additionally, replacement of the units is recommended once older than 10 years of age, according to the National Fire Protection Association. This helpful [resource](#) has important tips related to smoke alarm safety.

CARBON MONOXIDE ALARMS: Units present In all recommended locations

CO detectors are currently present in the proper locations.

Colorado state law requires that all homes being purchased are required to have Carbon Monoxide Alarms installed by the seller. This is a requirement for homes that have a fuel-fired heating system or appliance, a fireplace, or an attached garage. The CO Alarm(s) must be installed within 15 feet of the entrance to each sleeping room. This can be in a hallway outside bedrooms. If bedrooms are located on more than one level, then a separate CO alarm must be installed outside each bedroom area on each level. This inspection includes a review of the presence of CO alarms, and includes pressing the 'test' button to verify operation.