



# ESPM

PROPERTY MANAGEMENT & RENOVATIONS

3690 Bohicket Road, Suite 4C, Johns Island, SC 29455

Prepared for: Sample Inspection Report

## Monthly Inspection Report

	3/8/2010	3/15/2010	3/22/2010	3/29/2010
Water Heaters	OK	OK	OK	OK
Thermostat	68	68	68	68
Elect. Panels	OK	OK	OK	OK
Plumbing Fixtures	1,2	OK	OK	5
Appliances	3	6	3	4
Doors (locked)	OK	OK	OK	OK
Windows	4	4	OK	OK
Decks	OK	OK	OK	OK
Roof (Shingles)	OK	OK	OK	OK
Exterior	OK	6	OK	2,7
Landscaping & Irrigation	OK	OK	7	OK
Pool	OK	OK	OK	3
Crawl Space/Garage	7	2	OK	1
Air Filter Change	OK	OK	5	OK
Miscellaneous	5,6	1,3,5	1,2,4,6	6

### Comments:

#### 3.8.10

1. flushed all toilets & checked for leaks
2. checked all p-traps under sinks
3. set freezer & fridge to recommended operating temp., 0', 37'
4. removed spider webs from exterior of windows
5. opened home for monthly pest control service
6. collected mail
7. searched for signs of rodent intrusion (none present)

#### 3.22.10

1. tested all smoke detectors
2. watered plants
3. checked wine cellar unit during inspection
4. tightened cabinet hardware throughout home
5. changed air filters
6. checked for delivery of bathroom fixtures per owner's request
7. noticed sprinkler head was broken, had landscaper repair

#### 3.15.10

1. tested elevator
2. checked both garage doors for proper operation
3. drove car
4. closed all blinds after departure
5. collected mail
6. changed all clocks for daylight saving time

#### 3.29.10

1. rolled in trash bin after pickup
2. cleared branches from yard after storm
3. skimmed pool
4. checked AV equipment - turned off equipment that was on
5. flushed toilets and ran water through all plumbing fixtures
6. drove car
7. noticed areas of mildew on exterior of home and deck, recommend pressure washing