

# Property Maintenance Inspection



File #: 1855 Industrial Street #312

Job #: ZTB-090423-347745

**Property Information:**

Name: 1855 Industrial Street #312  
 Address Street: 1855 Industrial Street #312  
 Address City: Los Angeles  
 State: CA Zip: 90021

Agent:  
 Company:  
 Mobile Phone:  
 Email:

DATE OF INSPECTION: <b>4/27/2009</b>	TIME OF INSPECTION: <b>10:40 AM</b>
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Expectation: This form is used to confirm, that all initial preservation services have been performed to the client standards and the property is in the best possible marketing condition. The expectation is that all properties be clean, free of debris (this includes all garages and out buildings). All properties should be sales cleaned and in good marketing condition. There should be a sign in the front of the property (properties in high vandalism areas should have signs posted in the front window). If the property is situated on a corner lot there should be signs facing both streets.

INTERIOR INSPECTION	YES	NO	EXTERIOR INSPECTION	YES	NO
Is the interior free of debris (including closets and cabinets, drawers, attic and basement)?	jn	jn	Are there any posted violations on the property?	jn	jn
Are the kitchen and bath rooms acceptable?	jn	jn	Is the lawn cut?	jn	jn
Are the following utilities on?			Is the yard free of debris?	jn	jn
Water?	jn	jn	Are the appropriate signs posted?	jn	jn
Gas?	jn	jn	Are the windows boarded?	jn	jn
Electric?	jn	jn	Are there any problems/hazards in the yard or with the exterior of the property?	jn	jn
If there is a garage or out buildings, are they secured and free of debris?	jn	jn	Does the roof look okay?	jn	jn
Are all exterior doors secured?	jn	jn	Any evidence of roof leaks or damage caused by leaks?	jn	jn
Are all windows secured?	jn	jn	Any evidence of flood/water damage?	jn	jn
Did you have problems gaining access?	jn	jn	If there is a pool or spa are they clean, are they covered and are all gates secure?	jn	jn
Do all the light fixtures have working bulbs?	jn	jn	Any major structural damage?	jn	jn
Does the home appear to have been sales cleaned, including bathrooms, kitchen and all hard surfaces?	jn	jn	Any vandalism?	jn	jn
Any major cracks in foundation walls?	jn	jn	Are emergency or preventative maintenance repairs needed?	jn	jn
Does the property smell?	jn	jn	Is the general exterior appearance good?	jn	jn
Any evidence of water damage?	jn	jn			
Is the property's general interior appearance good?	jn	jn			
APPLIANCES					
Refrigerator:	jn	jn	Oven/Range:	jn	jn
Dishwasher:	jn	jn	Microwave:	jn	jn

Range Fan:	jn	jn	Disposal:	jn	jn
A/C:	jn	jn	Heating Unit:	jn	jn
Water Heater:	jn	jn	Other:		
COMMENTS					
Property is a warehouse converted into loft apartments, no yard or patio, community pool and garden area.					

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i347745B



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i347745D



i347745E



i347745F



i347745G



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