

# BIIG Inspections

**(Brokers, Investors, & Inspectors Group)**

**3<sup>rd</sup> Party Documentation & Protection**

[www.biiginspections.com](http://www.biiginspections.com)



**Please Note:** Not all cameras allow for photo dating and some will only allow for military dating and not standard dating i.e. Month/Day/Year. So please refer to the highlighted typed date for date inspection completed.



<<< If your picture location box appears like this, it means that the Picture was not applicable. Report allows for 4 bedrooms and your property may only have 3.

BIIG inspectors are certified through NAARPI (North American Association of Rental Property Inspectors) and as such are not to be considered Licensed Professional Inspectors within those States that have licensing requirements; as well this inspection report should not be used in whole or part with respects to any real estate being sold or listed for sale. To learn more about NAARPI visit [www.naarpi.org](http://www.naarpi.org)



**Date:** 03/21/2013

**Inspector:** Mr. BIIG Inspector

**CUSTOMER:** Educated Property Managers

**St. Address:** 1234 Any Street

**City:** Austin, Dallas, Fort Worth, Houston & S.A.

**ST:** TX. **Zip Code:** 12345

**Type of Inspection:**

Periodic Inspection:

Picture 1 Street Sign



## Exterior of Property

EXTERIOR	Observed	Not Observed	Not Present	Needs Further Evaluation
1. Roof/Trim	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Exterior Door	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Walls-All Around	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Back/Side Door	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Porch/Patio/Deck	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Light Fixtures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Mail Box	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Fences (Front & Rear)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Driveway	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Lawn-Grass	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. Trees/Touching House	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. Shrubs and Brushes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. Pool	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
14. Visible Address	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. Satellite Dish	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Trampoline /Play Equip	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Picture #2 Front of house**



**Picture #3 Address**



**Picture #4 Side of House and Yard**



**Picture #5 Side of House and Yard (With Gate)**



**Picture #6 Picture of Gate**



**Picture #7 Picture of Fence Line**



**Picture #8 Picture of Rear of House and yard**



**Picture #9 Picture of Back Yard**





**Picture #10 Rear Door and Porch**



**Picture #11 AC Unit**



**Picture #12 Driveway**



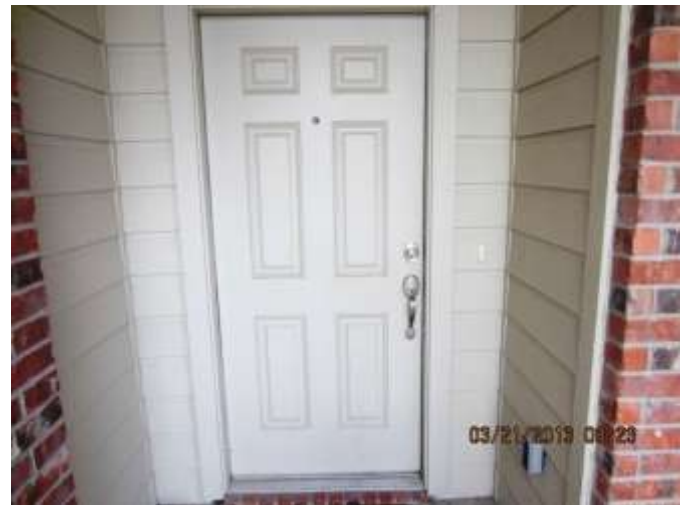
**Picture #13 Garage Door**



**Picture #14 Front Porch**



**Picture #15 Front Door**



Comments: The lawn appeared mowed however it appeared to be infested with various weeds. Address was visible and not blocked where emergency responders could locate without difficulty if needed. Fence appeared in good shape and gate latched properly however on picket was observed disconnected. Dog droppings were observed in back yard along with cigarette butts in the lawn. Fluid stain was observed in the driveway and cover to the outlet box on front porch was missing. No windows or screens were observed damage however one screen was observed missing from window on porch near back door. Scratching was observed at back door possibly from pets.

**Additional Exterior Pictures (Signs of Pets, Satellite Dish, Trip Hazards, Drainage issues, Vegetation touching house, Above Ground Pool, & Playground Equip.)**

**Picture #16**



**Picture #17**



**Picture #18**



**Picture #19**



# Interior of Property:

**Picture # 20 Front Door including casing.**



**ENTRY WAY**

	Observed	Not Observed	Needs Further Evaluation See Additional Photos
1. Walls/Paint	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Floors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Front Door	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Keyless Lock	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Peephole	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Light Fixtures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Picture # 21 Entry/Foyer Locks**



**Picture #22 Entry/Foyer Walls**



If no safety issues or deficiencies observed NO COMMENTS will be Made.



# Living Room:

**Picture # 23 Living Room Full View**



**Living Room:**

	Observed	Not Observed	Not Present	Needs Further Evaluation
7. Flooring	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Walls/Paint	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Light Fixture	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Blinds/Drapes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Windows	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. Ceiling Fan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. Outlet/Switch Covers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Picture #24 Living Room Floor**



**Picture #25 Living Room Wall**





**Picture #26 Living Room Wall**



**Picture #27 Living Room Wall**



**Picture #28 Living Room Wall**



**Picture #29 Living Room Ceiling**



# Dining Room:

*Occupants claimed this was the dining room and they were using as a TV/Game Room for the children.*

**Picture # 30 Dining Room Full View**



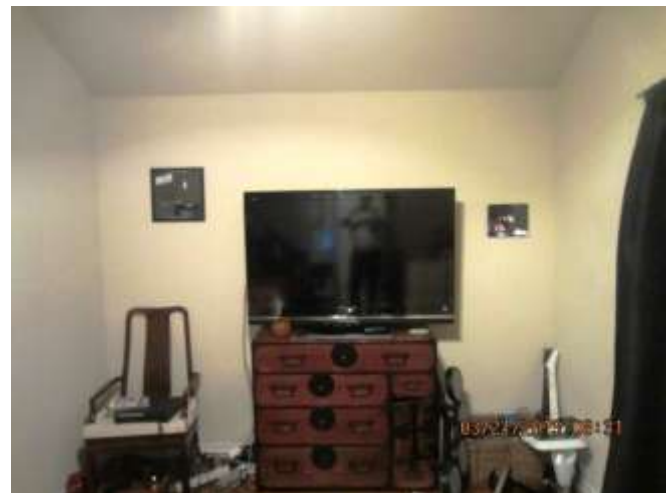
**Not Applicable/Property does not have separate Dining Room/This Section will go unused.**

Dining Room	Observed	Not Observed	Not Present	Needs Further Evaluation
14. Flooring	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. Walls/Paint	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Light Fixture	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17. Blinds/Drapes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
18. Windows	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
19. Ceiling Fan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
20. Outlet/Switch Covers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Picture #31 Dining Floor**



**Picture #32 Dining Room Wall**



**Picture #33 Dining Room Wall**



**Picture #34 Dining Room Wall**



**Picture #35 Dining Room Wall**



**Picture #36 Dining Room Ceiling**



# Family Room/Den:

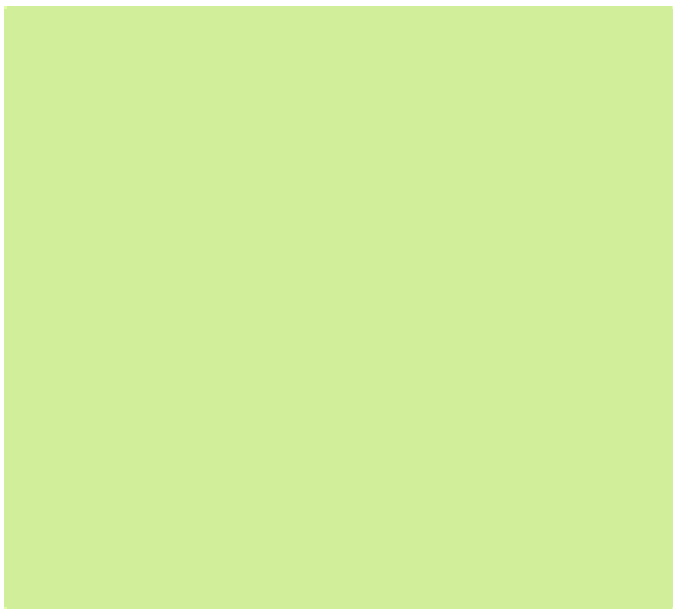
Picture # 37 Family Room Full View



**Not Applicable/Property does not have separate Family Room/This Section will go unused.**

Family Room:	Observed	Not Observed	Not Present	Needs Further Evaluation
21. Flooring	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
22. Walls/Paint	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
23. Light Fixture	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
24. Blinds/Drapes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
25. Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
26. Ceiling Fan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
27. Outlet/Switch Covers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Picture #38 Family Room Floor



Picture #39 Family Room Wall





**Picture #40 Family Room Wall**



**Picture #41 Family Room Wall**



**Picture #42 Family Room Wall**



**Picture #43 Family Room Ceiling**



# Kitchen:

**Picture # 44 Kitchen Full View**



## Kitchen

	Observed	Not Observed	Not Present	Needs Further Evaluation
28. Flooring	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
29. Walls/Paint	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
30. Ceiling	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
31. Light Fixtures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
32. Blinds/Drapes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
33. Kitchen Counter/Back Splash	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
34. Sink/Faucet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
35. Cabinet Under Sink	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
36. Garbage Disposal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
37. Refrigerator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
38. Range/Oven	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
39. Dishwasher	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
40. Microwave Oven	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Picture #45 Kitchen Floor**



**Picture #46 Kitchen Lower Cabinets**



**Picture #47 Upper Cabinets**



**Picture #48 Sink Faucet/Back Splash**



**Picture #49 Cabinet Under Sink**



**Picture # 50 Counter Top /Lower Cabinets**



**Picture #51 Any Concerns (Missing Door Stop)**



**Picture #52 Loose Hinge**



Hallway/Stairway	Observed	Not Observed	Not Present	Needs Further Evaluation
41. Flooring	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
42. Walls/Paint	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
43. Light Fixture	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
44. Outlet/Switch Covers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
45. Smoke Detector	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Picture #53 Floor/Stairs**



**Picture #54 Hall Lighting/Ceiling**



**If no safety issues or deficiencies observed NO COMMENTS will be Made.**



# Master Bedroom:

**Picture # 55 Master Bedroom Full View**

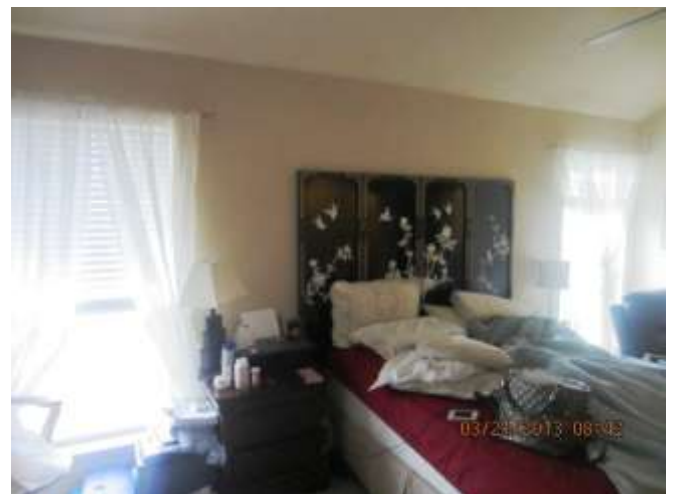


Master Bedroom	Observed	Not Observed	Not Present	Needs Further Evaluation
46. Flooring	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
47. Walls/Paint	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
48. Light Fixture	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
49. Blinds/Drapes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
50. Windows	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
51. Ceiling Fan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
52. Outlet/Switch Covers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
53. Smoke Detector	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
54. Door Stops	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Picture 56 Master Bedroom Floor**



**Picture #57 Master Bedroom Wall/Window**





**Picture #61 Master Bathroom Floor**



**Picture # 62 Master Bathroom Sink/Faucet**



**Picture #63 Cabinet Interior/Shut-off valves**



**Picture # 64 Tub/Shower Surround**



**Picture #65 Shower**



**Picture #66 Bathroom Ceiling**



**2nd Bedroom:**

**Picture #67 2nd Bedroom Full View**



**Not Applicable/Property does not have a 3<sup>rd</sup> Bedroom/This Section will go unused.**

2 <sup>nd</sup> Bedroom	Observed	Not Observed	Not Present	Needs Further Evaluation
68. Flooring	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
69. Walls/Paint	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
70. Light Fixture	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
71. Blinds/Drapes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
72. Windows	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
73. Ceiling Fan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
74. Outlet/Switch Covers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
75. Smoke Detector	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
76. Door Stop	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



**Picture #68 2<sup>nd</sup> Bedroom Floor**



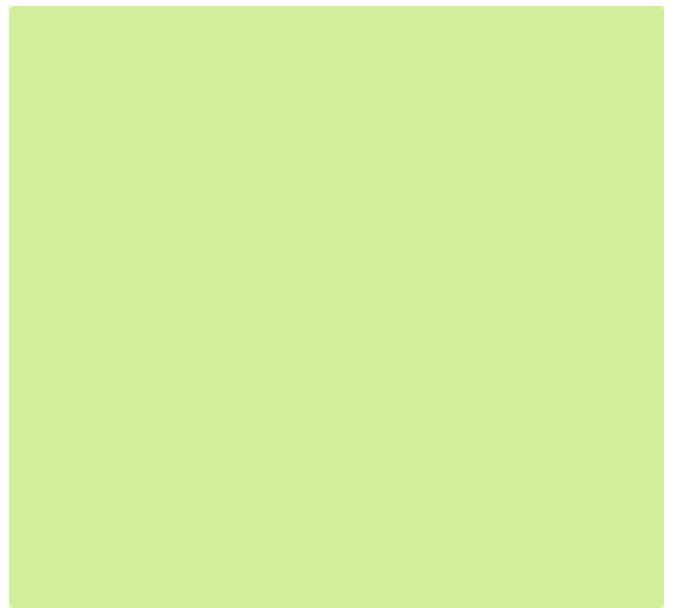
**Picture # 69 2<sup>nd</sup> Wall with Window**



**Picture #70 Smoke Detector**



**Picture #71 2<sup>nd</sup> Ceiling/Light/Fan/Smoke Detector**



# 3<sup>rd</sup> Bedroom:

**Picture #72 3<sup>rd</sup> Bedroom Full View**



**Not Applicable/Property does not have a 3<sup>rd</sup> Bedroom/This Section will go unused.**

3 <sup>rd</sup> Bedroom	Observed	Not Observed	Not Present	Needs Further Evaluation
77. Flooring	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
78. Walls/Paint	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
79. Light Fixture	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
80. Blinds/Drapes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
81. Windows	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
82. Ceiling Fan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
83. Outlet/Switch Covers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
84. Smoke Detector	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
85. Door Stop	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Picture #73 3<sup>rd</sup> Bedroom Floor**



**Picture # 74 Missing Door Stops**



**Picture #75 3<sup>rd</sup> Any Concerns**



**Picture #76 3<sup>rd</sup> Ceiling/Light/Fan/Smoke Detector**



**4<sup>th</sup> Bedroom:**

**Picture #77 4<sup>th</sup> Bedroom Full View**



**Not Applicable/Property does not have a 4th Bedroom/This Section will go unused.**

4 <sup>th</sup> Bedroom	Observed	Not Observed	Not Present	Needs Further Evaluation
86. Flooring	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
87. Walls/Paint	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
88. Light Fixture	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
89. Blinds/Drapes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
90. Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
91. Ceiling Fan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
92. Outlet/Switch Covers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
93. Smoke Detector	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
94. Door Stop	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

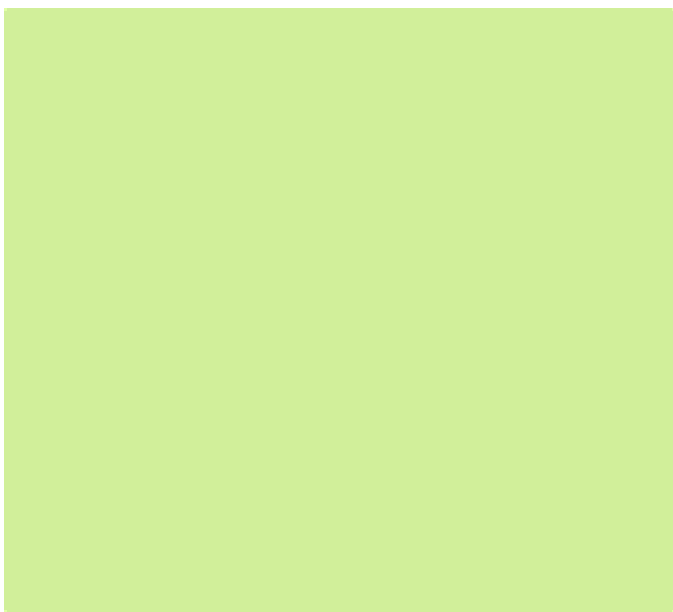
**Picture #78 4th Bedroom Floor**



**Picture # 79 4<sup>th</sup> Bedroom Wall with Window**



**Picture #80 4<sup>th</sup> Any Concerns**



**Picture #81 4<sup>th</sup> Ceiling/Light/Fan/Smoke Detector**





# 2<sup>nd</sup> Bathroom:

**Picture #82 2<sup>nd</sup> Bathroom Full View**



**2<sup>nd</sup> Bathroom**

	Observed	Not Observed	Not Present	Needs Further Evaluation
95. Flooring	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
96. Walls/Paint	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
97. Ceiling/Exhaust	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
98. Light Fixtures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
99. Blinds/Drapes	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
100. Window	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
101. Sink/Faucet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
102. Cabinet Under Sink	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
103. Shower/Faucet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
104. Tub/Faucet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
104. Commode	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
105. Towel Racks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
106. Door Stop	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Picture #83 Bathroom Floor**



**Picture # 84 Bathroom Sink/Faucet**



**Picture #85 Cabinets Interior/Shut-off valves**



**Picture # 86 Tub/Shower Surround**



**Picture #87 Shower Surround**



**Picture # 88 Ceiling**



# 3<sup>rd</sup> Bathroom:

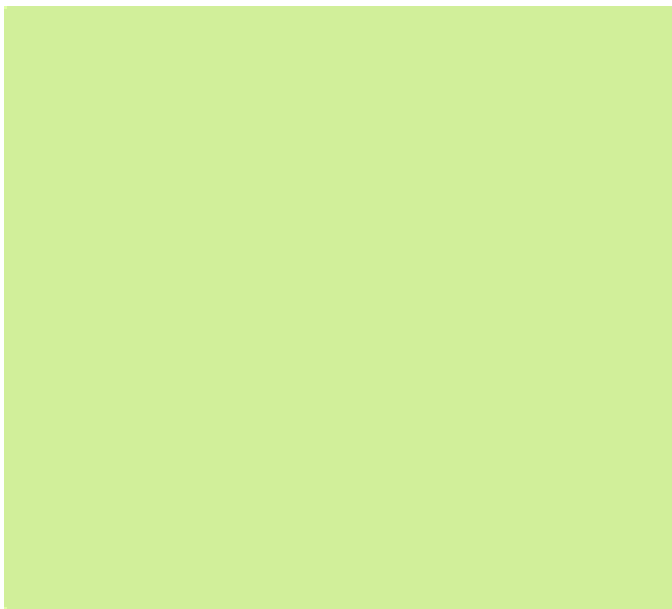
**Picture #89 3<sup>rd</sup> Bathroom Full View**



## 3<sup>rd</sup> Bathroom

	Observed	Not Observed	Not Present	Needs Further Evaluation
107. Flooring	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
108. Walls/Paint	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
109. Ceiling/Exhaust	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
110. Light Fixtures	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
111. Blinds/Drapes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
112. Window	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
113. Sink/Faucet	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
114. Cabinet Under Sink	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
115. Shower/Faucet	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
116. Tub/Faucet	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
117. Commode	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
118. Towel Racks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
119. Door Stop	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Picture #90 3<sup>rd</sup> Bathroom Floor**



**Picture # 91 3<sup>rd</sup> Bathroom Sink/Faucet**



**Picture #92 Cabinet Interior/Shut-off valves**



**Picture #93 Tub/Shower Surround**



**Picture #94 Any Concerns**



**Picture #95 Ceiling**





Not Applicable/Property does not have a Utility Room/This Section will go unused.

Utility Room	Observed	Not Observed	Not Present	Needs Further Evaluation
120. Flooring	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
121. Walls/Paint	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
122. Washer Connection	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
123. Light Fixtures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
124. Blinds/Drapes	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
125. Window	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
126. Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Picture #96 Utility Room**



**Picture #97 Utility Room Floor**



**Picture #98 Washer Connection**



**Picture #99 Dryer Vent**



Not Applicable/Property does not have a Garage or Carport/This Section will go unused.

Garage	Observed	Not Observed	Not Present	Needs Further Evaluation
127. Flooring	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
128. Walls/Paint	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
129. Light Fixtures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
130. Blinds/Drapes	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
131. Window	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
132. Garage Door	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

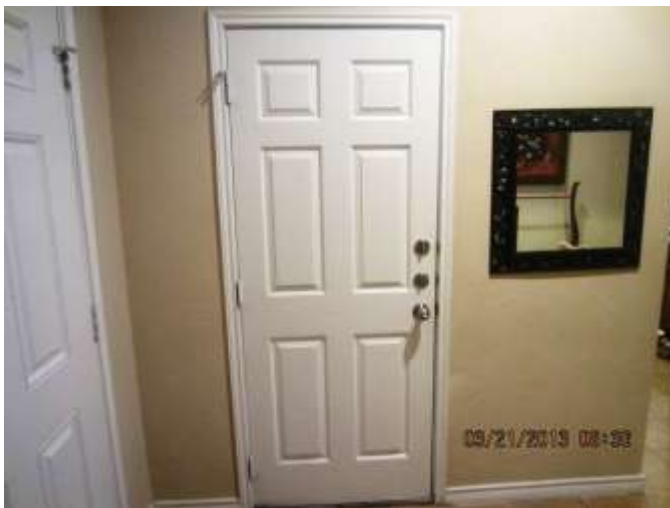
**Picture #100 Garage**



**Picture #101 Garage Floor**



**Picture #102 Garage Man Door**



**Picture #103 Garage Overhead Door**



**Miscellaneous**

133. Water Heater

134. AC Filter

**Observed**



**Not Observed**



**Not Present**



**Needs Further Evaluation**



**Picture #104 Hot Water Heater**



**Picture # 105 A/C Filter**



**Interior Comments:**

*The occupants of the home were present at time of the inspections:*

- 1. Mother was getting ready to take teenage son to doctors appointment.*
- 2. Husband was in master bedroom sleeping.*
- 3. Grandmother was in 3<sup>rd</sup> bedroom recuperating from knee surgery.*
- 4. Son was relaxing on couch.*

*The above made it somewhat difficult to get pictures of certain parts of room as tenant would have been in the picture, so it restricted the inspectors observations, this is also true with regards to laundry and other items on the floor. For the most part the house looked good.. there was no peep view in the man door leading to the garage as required. Door stops were observed missing in kitchen and in 3<sup>rd</sup> bedroom as well wall switch cover was observed cracked in Master Bedroom. Dog bowls were observed in kitchen and bedding near rear door.*

*There was signs of previous repairs to the ceiling in the master bedroom. A hinge was loose on pantry door.*

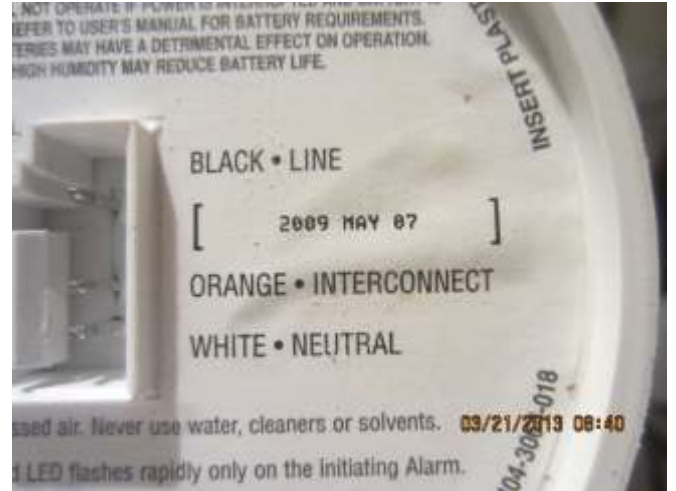
*All smoke detectors functioned as intended. No water leaks were observed. AC Filter is the wrong size. Please look at all the pictures and if you have any question do not hesitate to contact me.*

## Additional Pictures

**Picture #106 Master Bedroom**



**Picture # 107**



**Picture #108 Door Stops 3<sup>rd</sup> bedroom**



**Picture # 109 Butts**





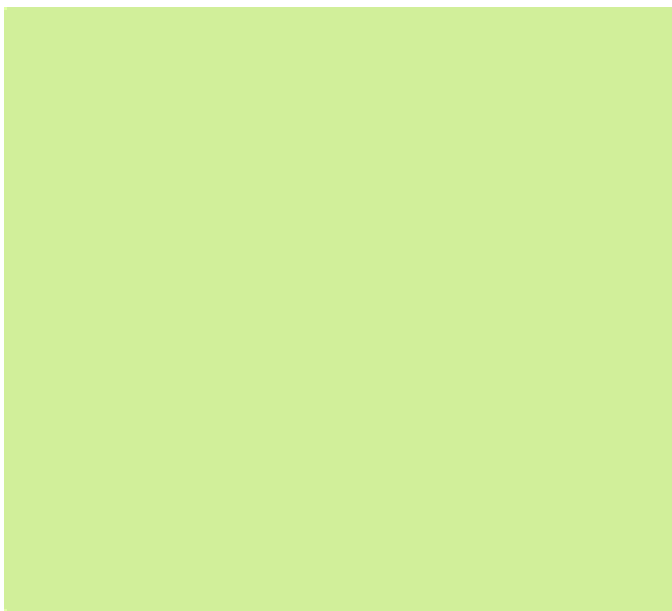
**Picture #110**



**Picture #111**



**Picture #112**



**Picture #113**



**Terms, Conditions, and Disclaimer**

*At your request as Property Manager, Landlord or Tenant, BIIG Inspections of 8111 LBJ Freeway Suite 1250, Dallas, TX 75251 agrees to survey the property listed above and to document findings with photos and comments. This is a visual survey of the property and some of its components; BIIG can not be held liable for failure to document latent, concealed, non-visible or obscured defects. This is not a Licensed "TREC" inspections and as such directs focus on cosmetic and some structural and mechanical issues.*

*This report is being prepared for your sole, exclusive, and confidential use only. BIIG Inspections will not share this information with any other party without your written authorization.*

*This report is not a statement of suitability for future expansion or use, and does not address compliance with local, state or federal code or regulation with exception of reporting on Keyless deadbolts, Charlie bars, pin locks and smoke alarms.*

*To avoid damage claims and other risks, BIIG inspectors do not climb to inspect or walk roofs. Roofs, chimneys, gutters, and roof penetrations are observed from the ground with binoculars.*