

Property Management Report

OnSight Inspections, 1251 East Yorba Linda Blvd, Placentia, California, 92870

[REDACTED]

Inspector: Garrett Brady

[REDACTED]

garrett@onsightinspections.com

Inspection

Tenant:

2018-07-30

CONDITION KEY

N - New

S - Satisfactory

! - Action

D - Damaged

Entry	CONDITION	ACTION	COMMENTS
Door/Knob/Lock	- S - -	None	
Doorbell	- S - -	None	
Flooring/Baseboard	- - ! -	Cleaning Required	
Light Fixture/Fan	- S - -	None	
Security/Screen Door	- - ! -	Maintenance Required	
Switch/Outlet	- S - -	None	
Wall/Ceiling	- S - -	None	

Front Yard/Exterior	CONDITION	ACTION	COMMENTS
Building Exterior	- S - -	None	
Fence/Gate	- S - -	None	
Landscaping	- S - -	None	
Light Fixture	- S - -	None	
Mailbox/Keyed Location	- S - -	None	
Patio Cover	- S - -	None	
Patio/Deck/Balcony	- S - -	None	
Walk/Driveway	- S - -	None	



Taken on: 2018-07-30 10:51:12

Taken at: [33.8725769366, -117.903718735](#)

[Image](#)

Living Room	CONDITION	ACTION	COMMENTS
Door/Knob/Lock	- S - -	None	
Fireplace Equipment	- S - -	None	
Flooring/Baseboard	- - ! -	Cleaning Required	
Light Fixture/Fan	- S - -	None	
Switch/Outlet	- S - -	None	
Wall/Ceiling	- S - -	None	
Window Covering	- S - -	None	
Window/Lock/Screen	- S - -	None	



Taken on: 2018-07-30 10:21:58

Taken at: [33.8723243889, -117.903743025](#)

[Image](#)



Taken on: 2018-07-30 10:22:02

[Image](#)



Taken on: 2018-07-30 10:22:07

Taken at: [33.8724145774, -117.903767237](#)

[Image](#)



Taken on: 2018-07-30 10:22:11

Taken at: [33.8724145774, -117.903767237](#)

[Image](#)



Door/Knob/Lock

Taken on: 2018-07-30 10:22:42

Taken at: [33.8724145774, -117.903767237](#)

[Image](#)



Door/Knob/Lock

Taken on: 2018-07-30 10:23:04

Taken at: [33.8724145774, -117.903767237](#)

[Image](#)

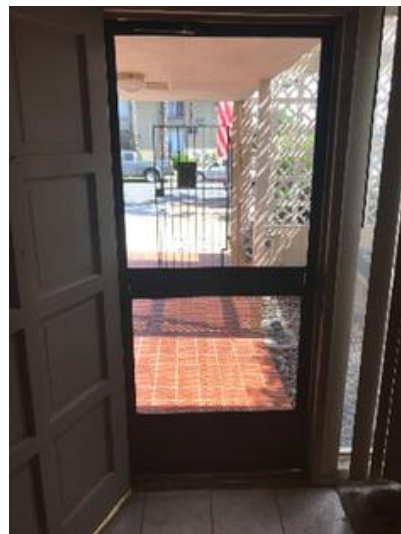


Window Covering

Taken on: 2018-07-30 10:23:45

Taken at: [33.8724145774, -117.903767237](#)

[Image](#)



Door/Knob/Lock

Taken on: 2018-07-30 10:24:00

Taken at: [33.8724145774, -117.903767237](#)

[Image](#)



Door/Knob/Lock

Taken on: 2018-07-30 10:24:04

Taken at: [33.8724145774, -117.903767237](#)

[Image](#)



Fireplace Equipment

Taken on: 2018-07-30 10:25:31

Taken at: [33.8724331935, -117.903746296](#)

[Image](#)



Flooring/Baseboard

Taken on: 2018-07-30 10:25:45

Taken at: [33.8724331935, -117.903746296](#)

[Image](#)



Fireplace Equipment

Taken on: 2018-07-30 10:25:51

Taken at: [33.8724331935, -117.903746296](#)

[Image](#)



Light Fixture/Fan

Taken on: 2018-07-30 10:27:06

Taken at: [33.8724331935, -117.903746296](#)

[Image](#)

Dining Room

CONDITION

ACTION

COMMENTS

Flooring/Baseboard	-- ! -	Cleaning Required	
Light Fixture/Fan	-- ! -	Maintenance Required	Two light bulbs are out. One is burnt
Switch/Outlet	- S - -	None	
Wall/Ceiling	- S - -	None	
Window Covering	- S - -	None	
Window/Lock/Screen	-- ! -	Maintenance Required	Needs to be rescreened and have wheels installed



Taken on: 2018-07-30 10:11:16

Taken at: [33.872390732, -117.903716319](https://www.zillow.com/homedetails/33.872390732,-117.903716319)
[Image](#)



Taken on: 2018-07-30 10:11:19

Taken at: [33.872390732, -117.903716319](https://www.zillow.com/homedetails/33.872390732,-117.903716319)
[Image](#)



Taken on: 2018-07-30 10:11:24

Taken at: [33.872390732, -117.903716319](https://www.zillow.com/homedetails/33.872390732,-117.903716319)
[Image](#)



Flooring/Baseboard

Taken on: 2018-07-30 10:11:33

Taken at: [33.872390732, -117.903716319](https://www.zillow.com/homedetails/33.872390732,-117.903716319)
[Image](#)



Window/Lock/Screen

Taken on: 2018-07-30 10:15:54

Taken at: [33.8724115583, -117.903701959](#)

[Image](#)

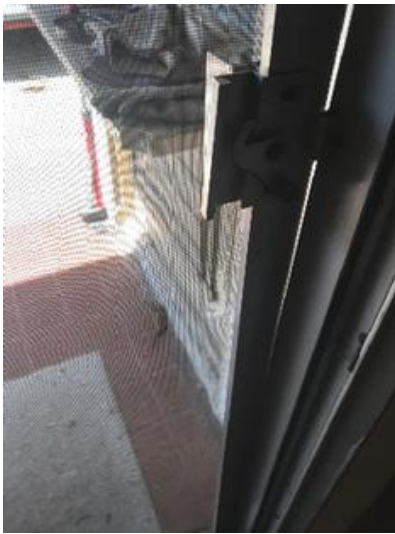


Window Covering

Taken on: 2018-07-30 10:16:00

Taken at: [33.8724115583, -117.903701959](#)

[Image](#)



Window/Lock/Screen

Taken on: 2018-07-30 10:16:12

Taken at: [33.8724115583, -117.903701959](#)

[Image](#)



Window/Lock/Screen

Taken on: 2018-07-30 10:16:34

Taken at: [33.8724115583, -117.903701959](#)

[Image](#)



Flooring/Baseboard

Taken on: 2018-07-30 10:21:38

Taken at: [33.8723243889, -117.903743025](#)

[Image](#)

Kitchen

CONDITION

ACTION

COMMENTS

Cabinets/Drawers	- S - -	None	
Counter	- S - -	None	
Dishwasher	- - - -	Other - See Comments	Dishwasher will run but not drain, as per the tenants words
Faucet/Plumbing	- S - -	None	
Flooring/Baseboard	- S - -	None	
Light Fixture	- S - -	None	
Oven	- S - -	None	
Range/Fan/Hood/Filter	- S - -	None	
Refrigerator	- S - -	None	
Sink/Disposal	- S - -	None	
Switch/Outlet	- - ! -	Maintenance Required	Needs to be GFI
Trash Compactor	- - - -	Other - See Comments	Was unplugged. Did not test
Wall/Ceiling	- S - -	None	



Taken on: 2018-07-30 10:02:48

Taken at: [33.8724206105, -117.903862452](https://www.zillow.com/homedetails/33.8724206105,-117.903862452)

[Image](#)



Taken on: 2018-07-30 10:02:53

Taken at: [33.8723634577, -117.903777022](https://www.zillow.com/homedetails/33.8723634577,-117.903777022)

[Image](#)



Oven

Taken on: 2018-07-30 10:04:18

Taken at: [33.8723634577, -117.903777022](https://www.zillow.com/homedetails/33.8723634577,-117.903777022)

[Image](#)



Range/Fan/Hood/Filter

Taken on: 2018-07-30 10:04:25

Taken at: [33.8723634577, -117.903777022](https://www.zillow.com/homedetails/33.8723634577,-117.903777022)

[Image](#)



Taken on: 2018-07-30 10:04:34

Taken at: [33.8723634577, -117.903777022](#)

[Image](#)



Switch/Outlet

Taken on: 2018-07-30 10:06:47

Taken at: [33.8724413218, -117.903719087](#)

[Image](#)



Sink/Disposal

Taken on: 2018-07-30 10:06:52

Taken at: [33.8724413218, -117.903719087](#)

[Image](#)



Counter

Taken on: 2018-07-30 10:08:23

Taken at: [33.8724413218, -117.903719087](#)

[Image](#)



Counter

Taken on: 2018-07-30 10:08:29

Taken at: [33.8724413218, -117.903719087](#)

[Image](#)



Flooring/Baseboard

Taken on: 2018-07-30 10:10:50

Taken at: [33.872390732, -117.903716319](#)

[Image](#)

Hallway/Stairs

CONDITION

ACTION

COMMENTS

Flooring/Baseboard	- S - -	None	
Light Fixture	- S - -	None	
Smoke/CO Detector	- - ! -	Maintenance Required	No CO2. Battery died. Tenant threw it away
Switch/Outlet	- S - -	None	
Wall/Ceiling	- S - -	None	



Taken on: 2018-07-30 10:36:21

[Image](#)



Taken on: 2018-07-30 10:36:34

[Image](#)



Flooring/Baseboard

Taken on: 2018-07-30 10:36:39

[Image](#)



Taken on: 2018-07-30 10:36:58

Taken at: [33.8722629312](#), [-117.903722863](#)

[Image](#)



Taken on: 2018-07-30 10:37:04

Taken at: [33.8722629312, -117.903722863](#)

[Image](#)



Taken on: 2018-07-30 10:37:09

Taken at: [33.8723450399, -117.903778141](#)

[Image](#)



Taken on: 2018-07-30 10:38:00

Taken at: [33.8723450399, -117.903778141](#)

[Image](#)



Taken on: 2018-07-30 10:38:24

Taken at: [33.8724325103, -117.903808569](#)

[Image](#)



Smoke/CO Detector

Taken on: 2018-07-30 10:38:44

Taken at: [33.8724325103, -117.903808569](#)

[Image](#)



Wall/Ceiling

Taken on: 2018-07-30 10:39:26

Taken at: [33.8724325103, -117.903808569](#)

[Image](#)



Wall/Ceiling

Taken on: 2018-07-30 10:39:35

Taken at: [33.8724325103, -117.903808569](#)
[Image](#)



Taken on: 2018-07-30 10:39:49

Taken at: [33.8724325103, -117.903808569](#)
[Image](#)

Bathroom 1	CONDITION	ACTION	COMMENTS
Cabinet/Counter/Shelving	- S - -	None	
Door/Knob/Lock	- S - -	None	
Flooring/Baseboard	- S - -	None	
Light Fixture	- S - -	None	
Medicine Cabinet/Mirror	- S - -	None	
Plumbing/Drain	- S - -	None	
Shower Door/Rail/Curtain	- S - -	None	
Sink/Faucet	- S - -	None	
Switch/Outlet	- - ! -	Maintenance Required	Needs to be changed to GFI
Toilet	- S - -	None	
Toilet Paper Holder	- S - -	None	
Towel Rack	- S - -	None	
Tub/Shower	- - ! -	Maintenance Required	Needs a recaulking
Wall/Ceiling	- - ! -	Cleaning Required	
Window Covering	- S - -	None	
Window/Lock/Screen	- - ! -	Maintenance Required	New window screen required



Taken on: 2018-07-30 10:30:51
 Taken at: [33.8723454569, -117.90377682](#)
[Image](#)



Taken on: 2018-07-30 10:30:59
 Taken at: [33.8723454569, -117.90377682](#)
[Image](#)



Taken on: 2018-07-30 10:31:05
 Taken at: [33.8723454569, -117.90377682](#)
[Image](#)



Flooring/Baseboard
 Taken on: 2018-07-30 10:31:10
 Taken at: [33.8723454569, -117.90377682](#)
[Image](#)



Plumbing/Drain
 Taken on: 2018-07-30 10:31:39
 Taken at: [33.8723454569, -117.90377682](#)
[Image](#)



Sink/Faucet
 Taken on: 2018-07-30 10:31:50
 Taken at: [33.8723454569, -117.90377682](#)
[Image](#)



Toilet

Taken on: 2018-07-30 10:32:13

Taken at: [33.8723454569, -117.90377682](#)

[Image](#)



Shower Door/Rail/Curtain

Taken on: 2018-07-30 10:32:25

Taken at: [33.8723454569, -117.90377682](#)

[Image](#)



Tub/Shower

Taken on: 2018-07-30 10:32:41

[Image](#)



Tub/Shower

Taken on: 2018-07-30 10:33:04

[Image](#)



Tub/Shower

Taken on: 2018-07-30 10:33:14

[Image](#)



Tub/Shower

Taken on: 2018-07-30 10:33:21

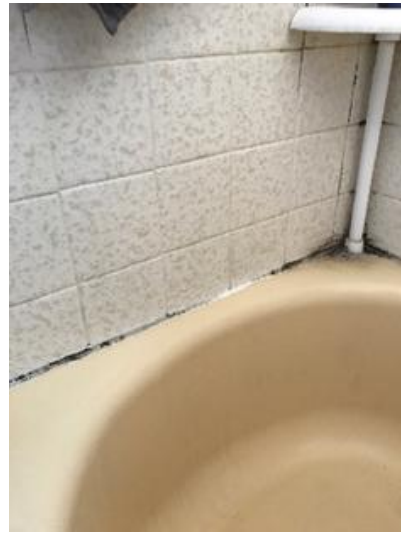
[Image](#)



Tub/Shower

Taken on: 2018-07-30 10:33:28

[Image](#)



Tub/Shower

Taken on: 2018-07-30 10:33:36

[Image](#)



Window/Lock/Screen

Taken on: 2018-07-30 10:33:43

[Image](#)



Window/Lock/Screen

Taken on: 2018-07-30 10:33:48

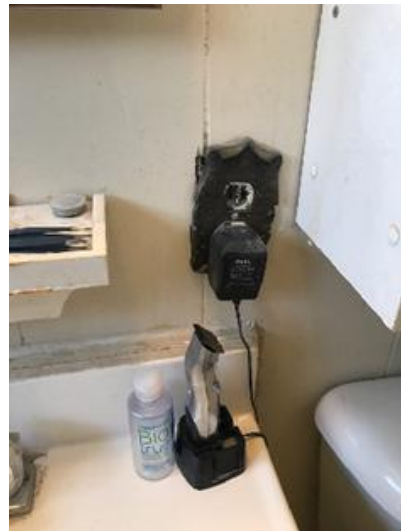
[Image](#)



Window/Lock/Screen

Taken on: 2018-07-30 10:33:55

[Image](#)



Switch/Outlet

Taken on: 2018-07-30 10:34:42

[Image](#)



Cabinet/Counter/Shelving
Taken on: 2018-07-30 10:35:25

[Image](#)



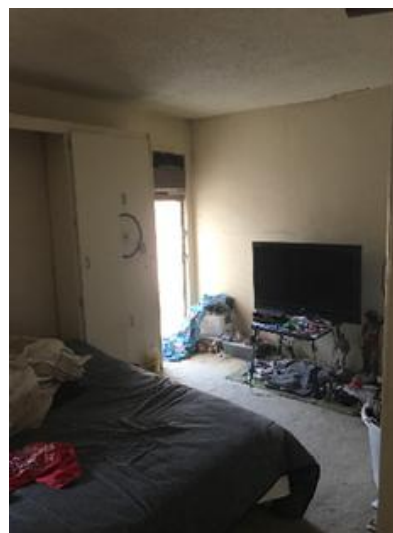
Cabinet/Counter/Shelving
Taken on: 2018-07-30 10:35:37

[Image](#)

Bedroom 1	CONDITION	ACTION	COMMENTS
Closet/Door/Track/Shelving	- S - -	None	
Door/Knob/Lock	- S - -	None	
Flooring/Baseboard	- - ! -	Cleaning Required	
Light Fixture/Fan	- S - -	None	
Other	- - ! -	Maintenance Required	Missing smoke detector
Switch/Outlet	- S - -	None	
Wall/Ceiling	- - ! -	Cleaning Required	
Window Covering	- S - -	None	
Window/Lock/Screen	- S - -	None	



Taken on: 2018-07-30 10:28:05
Taken at: [33.8723454569, -117.90377682](#)
[Image](#)



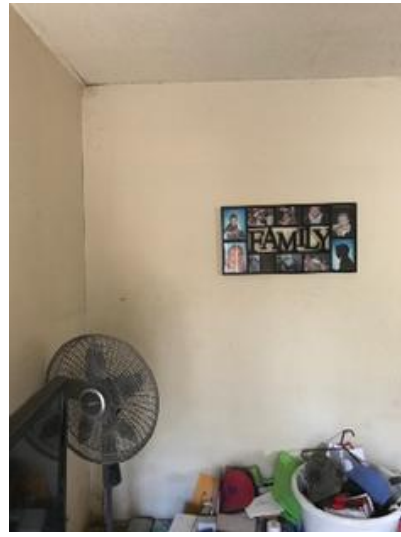
Taken on: 2018-07-30 10:28:09
Taken at: [33.8723454569, -117.90377682](#)
[Image](#)



Taken on: 2018-07-30 10:28:16

Taken at: [33.8723454569, -117.90377682](#)

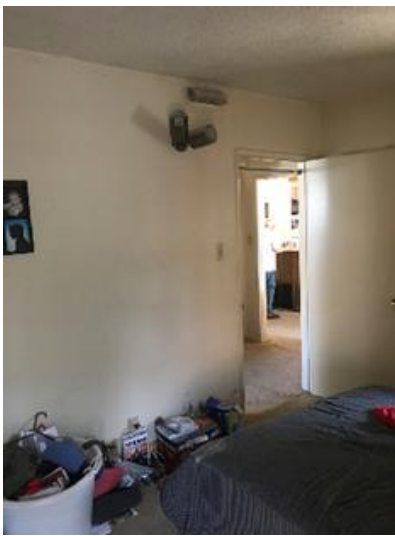
[Image](#)



Taken on: 2018-07-30 10:28:27

Taken at: [33.8723454569, -117.90377682](#)

[Image](#)



Taken on: 2018-07-30 10:28:33

Taken at: [33.8723454569, -117.90377682](#)

[Image](#)



Flooring/Baseboard

Taken on: 2018-07-30 10:28:41

Taken at: [33.8723454569, -117.90377682](#)

[Image](#)



Wall/Ceiling

Taken on: 2018-07-30 10:28:48

Taken at: [33.8723454569, -117.90377682](#)

[Image](#)



Wall/Ceiling

Taken on: 2018-07-30 10:28:59

Taken at: [33.8723454569, -117.90377682](#)

[Image](#)

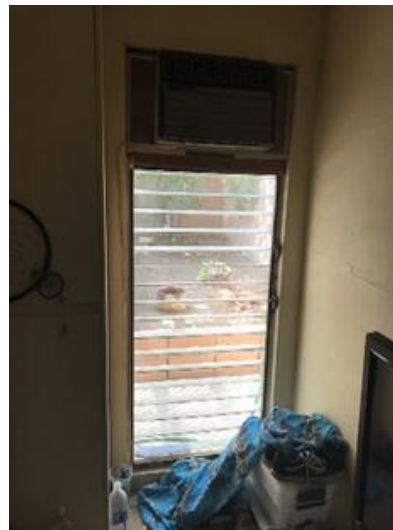


Light Fixture/Fan

Taken on: 2018-07-30 10:30:06

Taken at: [33.8723454569, -117.90377682](https://www.zillow.com/homedetails/33.8723454569,-117.90377682/)

[Image](#)



Window/Lock/Screen

Taken on: 2018-07-30 10:30:24

Taken at: [33.8723454569, -117.90377682](https://www.zillow.com/homedetails/33.8723454569,-117.90377682/)

[Image](#)



Closet/Door/Track/Shelving

Taken on: 2018-07-30 10:30:35

Taken at: [33.8723454569, -117.90377682](https://www.zillow.com/homedetails/33.8723454569,-117.90377682/)

[Image](#)

Bedroom 2	CONDITION	ACTION	COMMENTS
Closet/Door/Track/Shelving	-- ! -	Maintenance Required	Crack in mirror. Back of closet has drywall damage. Not necessary to repair
Door/Knob/Lock	- S - -	None	
Flooring/Baseboard	- S - -	None	
Light Fixture/Fan	- S - -	None	
Other	- - ! -	Maintenance Required	Missing smoke detector
Switch/Outlet	- S - -	None	
Wall/Ceiling	- - ! -	Maintenance Required	
Window Covering	- S - -	None	
Window/Lock/Screen	- S - -	None	



Taken on: 2018-07-30 10:40:15

Taken at: [33.8725063318, -117.903892247](#)

[Image](#)



Taken on: 2018-07-30 10:40:19

Taken at: [33.8725063318, -117.903892247](#)

[Image](#)



Taken on: 2018-07-30 10:40:24

Taken at: [33.8725063318, -117.903892247](#)

[Image](#)



Taken on: 2018-07-30 10:40:31

Taken at: [33.8725063318, -117.903892247](#)

[Image](#)



Taken on: 2018-07-30 10:40:36

Taken at: [33.8725063318, -117.903892247](#)

[Image](#)



Flooring/Baseboard

Taken on: 2018-07-30 10:40:45

Taken at: [33.8724682076, -117.903793164](#)

[Image](#)



Closet/Door/Track/Shelving

Taken on: 2018-07-30 10:40:52

Taken at: [33.8724682076, -117.903793164](#)

[Image](#)



Closet/Door/Track/Shelving

Taken on: 2018-07-30 10:41:02

Taken at: [33.8724682076, -117.903793164](#)

[Image](#)



Wall/Ceiling

Taken on: 2018-07-30 10:41:38

Taken at: [33.8724682076, -117.903793164](#)

[Image](#)



Wall/Ceiling

Taken on: 2018-07-30 10:41:53

Taken at: [33.8724682076, -117.903793164](#)

[Image](#)



Window/Lock/Screen

Taken on: 2018-07-30 10:42:13

Taken at: [33.8724682076, -117.903793164](#)

[Image](#)



Window/Lock/Screen

Taken on: 2018-07-30 10:42:17

Taken at: [33.8724682076, -117.903793164](#)

[Image](#)



Closet/Door/Track/Shelving

Taken on: 2018-07-30 10:43:43

Taken at: [33.8723914802, -117.903829785](https://www.zillow.com/homedetails/33.8723914802,-117.903829785/)

[Image](#)



Closet/Door/Track/Shelving

Taken on: 2018-07-30 10:44:32

Taken at: [33.8723914802, -117.903829785](https://www.zillow.com/homedetails/33.8723914802,-117.903829785/)

[Image](#)

Garage/Parking	CONDITION	ACTION	COMMENTS
Cabinet/Counter	- S - -	None	
Driveway/Floor	- S - -	None	
Electrical/Exposed Wiring	- S - -	None	
Garage Door	- S - -	None	
Light Fixture	- S - -	None	
Other	- S - -	None	
Other Door/Knob/Lock	- S - -	None	
Switch/Outlet	- S - -	None	



Taken on: 2018-07-30 10:47:27

Taken at: [33.8723914802, -117.903829785](https://www.zillow.com/homedetails/33.8723914802,-117.903829785/)

[Image](#)



Taken on: 2018-07-30 10:47:37

Taken at: [33.8723914802, -117.903829785](https://www.zillow.com/homedetails/33.8723914802,-117.903829785/)

[Image](#)



Taken on: 2018-07-30 10:47:41

Taken at: [33.8723914802, -117.903829785](#)

[Image](#)



Taken on: 2018-07-30 10:47:45

Taken at: [33.8723914802, -117.903829785](#)

[Image](#)



Other

Taken on: 2018-07-30 10:48:00

Taken at: [33.8724546295, -117.903751804](#)

[Image](#)



Other

Taken on: 2018-07-30 10:48:08

Taken at: [33.8724546295, -117.903751804](#)

[Image](#)

Back Yard/Exterior	CONDITION	ACTION	COMMENTS
Building Exterior	- S - -	None	Back of wall is cracked and leaning. No concern since it has been like that for years from what the tenant told me
Fence/Gate	- - - -	Other - See Comments	
Landscaping	- S - -	None	Missing top sections but structurally is good
Light Fixture	- S - -	None	
Patio Cover	- S - -	None	
Walkway	- S - -	None	



Taken on: 2018-07-30 10:17:25

Taken at: [33.8723243889, -117.903743025](https://www.zillow.com/homedetails/33.8723243889,-117.903743025)

[Image](#)



Taken on: 2018-07-30 10:17:28

Taken at: [33.8723243889, -117.903743025](https://www.zillow.com/homedetails/33.8723243889,-117.903743025)

[Image](#)



Taken on: 2018-07-30 10:17:33

Taken at: [33.8723243889, -117.903743025](https://www.zillow.com/homedetails/33.8723243889,-117.903743025)

[Image](#)



Taken on: 2018-07-30 10:17:36

Taken at: [33.8723243889, -117.903743025](https://www.zillow.com/homedetails/33.8723243889,-117.903743025)

[Image](#)



Patio Cover

Taken on: 2018-07-30 10:17:53

Taken at: [33.8723243889, -117.903743025](https://www.zillow.com/homedetails/33.8723243889,-117.903743025)

[Image](#)



Fence/Gate

Taken on: 2018-07-30 10:18:21

Taken at: [33.8723243889, -117.903743025](https://www.zillow.com/homedetails/33.8723243889,-117.903743025)

[Image](#)



Fence/Gate

Taken on: 2018-07-30 10:18:26

Taken at: [33.8723243889, -117.903743025](#)

[Image](#)



Building Exterior

Taken on: 2018-07-30 10:19:49

Taken at: [33.8723243889, -117.903743025](#)

[Image](#)



Taken on: 2018-07-30 10:21:14

Taken at: [33.8723243889, -117.903743025](#)

[Image](#)



Taken on: 2018-07-30 10:21:25

Taken at: [33.8723243889, -117.903743025](#)

[Image](#)

Additional Comments

Final Comments
