

Annual Inspection

Carolina Property Management, LLC
1430 S Mint St
nancy@carolinaspropertymanagement.com
7045504854



Property	Date	Agent / Inspector
Property Address	2025-07-19	Keith Porter

Summary Items

General Condition	Tenants are Properly Maintaining.
Tenants	
Pets	No pets observed.
Smoke / CO Detectors	Not Assessed.
HVAC Filter (s)	Observed - satisfactory / clean.
Critical Repairs	
Other Repairs	

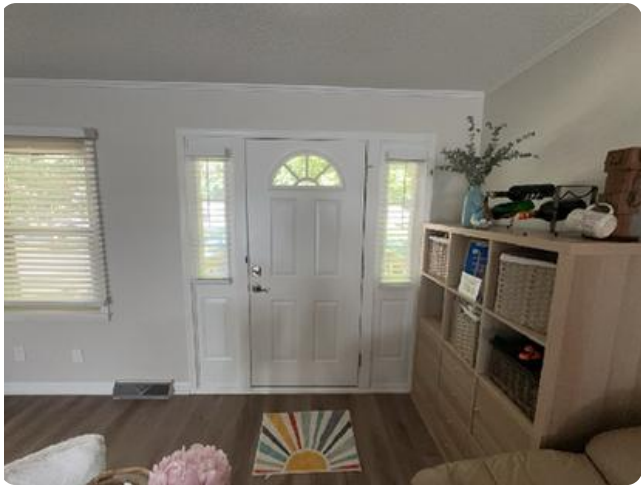
Additional Items of Interest or Concern

✓ S=Satisfactory

Entry

Detail	Condition	Actions	Comment
Door/Knob/Lock	✓ S	None	
Doorbell	✓ S	None	
Flooring/Baseboard	✓ S	None	
Light Fixture/Fan	✓ S	None	
Other	✓ S	None	

Detail	Condition	Actions	Comment
Security/Screen Door	✓ S	None	
Switch/Outlet	✓ S	None	
Wall/Ceiling	✓ S	None	



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Front Yard/Exterior

Detail	Condition	Actions	Comment
Building Exterior	✓ S	None	
Fence/Gate	✓ S	None	
Landscaping	✓ S	None	
Light Fixture	✓ S	None	
Mailbox/Keyed Location	✓ S	None	
Other	✓ S	None	
Patio Cover	✓ S	None	
Patio/Deck/Balcony	✓ S	None	
Porch/Stairs	✓ S	None	
Sprinkler/Timer	✓ S	None	

Detail	Condition	Actions	Comment
Walk/Driveway	✓ S	None	



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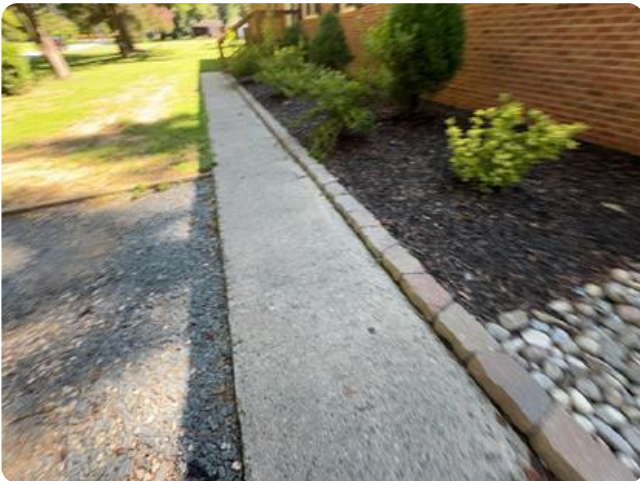
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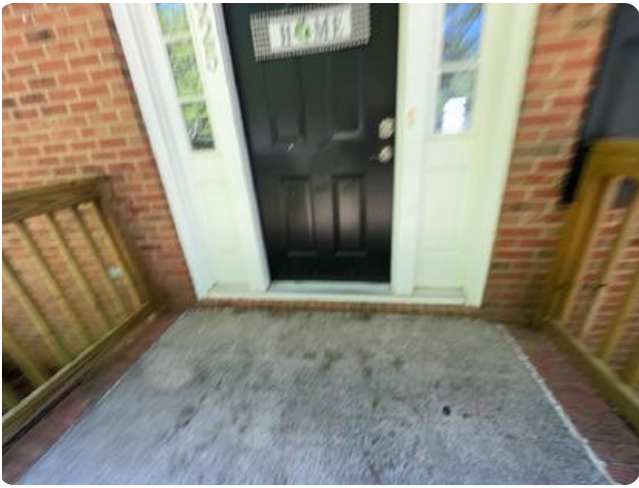
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Bathroom

Detail	Condition	Actions	Comment
Cabinet/Counter/Shelving	✓ S	None	
Door/Knob/Lock	✓ S	None	
Exhaust Fan	✓ S	None	
Flooring/Baseboard	✓ S	None	
Light Fixture	✓ S	None	
Medicine Cabinet/Mirror	✓ S	None	
Other	✓ S	None	
Plumbing/Drain	✓ S	None	
Shower Door/Rail/Curtain	✓ S	None	
Sink/Faucet	✓ S	None	
Switch/Outlet	✓ S	None	
Toilet	✓ S	None	
Toilet Paper Holder	✓ S	None	
Towel Rack	✓ S	None	

Detail	Condition	Actions	Comment
Tub/Shower	✓ S	None	
Wall/Ceiling	✓ S	None	
Window Covering	✓ S	None	
Window/Lock/Screen	✓ S	None	



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Bathroom 2

Detail	Condition	Actions	Comment
Cabinet/Counter/Shelving	✓ S	None	
Door/Knob/Lock	✓ S	None	
Exhaust Fan	✓ S	None	
Flooring/Baseboard	✓ S	None	
Light Fixture	✓ S	None	
Medicine Cabinet/Mirror	✓ S	None	
Other	✓ S	None	
Plumbing/Drain	✓ S	None	
Shower Door/Rail/Curtain	✓ S	None	

Detail	Condition	Actions	Comment
Sink/Faucet	✓ S	None	
Switch/Outlet	✓ S	None	
Toilet	✓ S	None	
Toilet Paper Holder	✓ S	None	
Towel Rack	✓ S	None	
Tub/Shower	✓ S	None	
Wall/Ceiling	✓ S	None	
Window Covering	✓ S	None	
Window/Lock/Screen	✓ S	None	



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Bedroom

Detail	Condition	Actions	Comment
Closet/Door/Track/Shelving	✓ S	None	
Door/Knob/Lock	✓ S	None	
Flooring/Baseboard	✓ S	None	
Light Fixture/Fan	✓ S	None	

Detail	Condition	Actions	Comment
Other	✓ S	None	
Switch/Outlet	✓ S	None	
Wall/Ceiling	✓ S	None	
Window Covering	✓ S	None	
Window/Lock/Screen	✓ S	None	



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Bedroom 2

Detail	Condition	Actions	Comment
Closet/Door/Track/Shelving	✓ S	None	
Door/Knob/Lock	✓ S	None	
Flooring/Baseboard	✓ S	None	
Light Fixture/Fan	✓ S	None	
Other	✓ S	None	
Switch/Outlet	✓ S	None	
Wall/Ceiling	✓ S	None	
Window Covering	✓ S	None	

Detail	Condition	Actions	Comment
Window/Lock/Screen	✓ S	None	



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Bedroom 3

Detail	Condition	Actions	Comment
Closet/Door/Track/Shelving	✓ S	None	
Door/Knob/Lock	✓ S	None	
Flooring/Baseboard	✓ S	None	
Light Fixture/Fan	✓ S	None	
Other	✓ S	None	
Switch/Outlet	✓ S	None	
Wall/Ceiling	✓ S	None	
Window Covering	✓ S	None	
Window/Lock/Screen	✓ S	None	



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Dining Room

Detail	Condition	Actions	Comment
Flooring/Baseboard	✓ S	None	
Light Fixture/Fan	✓ S	None	
Other	✓ S	None	
Smoke/CO Detector	✓ S	None	
Switch/Outlet	✓ S	None	
Wall/Ceiling	✓ S	None	
Window Covering	✓ S	None	
Window/Lock/Screen	✓ S	None	



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Hallway/Stairs

Detail	Condition	Actions	Comment
Closet/Cabinet	✓ S	None	
Flooring/Baseboard	✓ S	None	
Light Fixture	✓ S	None	
Other	✓ S	None	
Railing/Banister	✓ S	None	
Smoke/CO Detector	✓ S	None	
Switch/Outlet	✓ S	None	
Wall/Ceiling	✓ S	None	



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Kitchen

Detail	Condition	Actions	Comment
Cabinets/Drawers	✓ S	None	
Counter	✓ S	None	
Dishwasher	✓ S	None	
Faucet/Plumbing	✓ S	None	
Flooring/Baseboard	✓ S	None	
Light Fixture	✓ S	None	
Microwave	✓ S	None	
Other	✓ S	None	
Oven	✓ S	None	
Oven/Microwave	✓ S	None	
Range/Fan/Hood/Filter	✓ S	None	
Refrigerator	✓ S	None	
Sink/Disposal	✓ S	None	
Switch/Outlet	✓ S	None	

Detail	Condition	Actions	Comment
Trash Compactor	✓ S	None	
Wall/Ceiling	✓ S	None	
Window Covering	✓ S	None	
Window/Lock/Screen	✓ S	None	



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Living Room

Detail	Condition	Actions	Comment
Door/Knob/Lock	✓ S	None	
Fireplace Equipment	✓ S	None	
Flooring/Baseboard	✓ S	None	
Light Fixture/Fan	✓ S	None	
Other	✓ S	None	
Switch/Outlet	✓ S	None	
Wall/Ceiling	✓ S	None	
Window Covering	✓ S	None	
Window/Lock/Screen	✓ S	None	



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Back Yard/Exterior

Detail	Condition	Actions	Comment
Building Exterior	✓ S	None	
Fence/Gate	✓ S	None	
Landscaping	✓ S	None	
Light Fixture	✓ S	None	
Other	✓ S	None	
Patio Cover	✓ S	None	
Patio/Deck/Balcony	✓ S	None	
Pool/Heater/Equipment	✓ S	None	
Porch/Stairs	✓ S	None	
Spa/Cover/Equipment	✓ S	None	
Sprinkler/Timer	✓ S	None	
Walkway	✓ S	None	



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Side Yard/Exterior

Detail	Condition	Actions	Comment
Building Exterior	✓ S	None	
Fence/Gate	✓ S	None	
Landscaping	✓ S	None	
Light Fixture	✓ S	None	
Other	✓ S	None	
Patio Cover	✓ S	None	
Patio/Deck/Balcony	✓ S	None	
Pool/Heater/Equipment	✓ S	None	
Porch/Stairs	✓ S	None	
Spa/Cover/Equipment	✓ S	None	
Sprinkler/Timer	✓ S	None	
Walkway	✓ S	None	



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Garage/Parking

Detail	Condition	Actions	Comment
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	

Detail	Condition	Actions	Comment
Other Storage/Shelving	✓ S	None	
Switch/Outlet	✓ S	None	
Window/Lock/Screen	✓ S	None	



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Keys/Remotes/Devices

Detail	Condition	Actions	Comment
Keys	✓ S	None	
Other	✓ S	None	
Remotes/Devices	✓ S	None	

Systems

Detail	Condition	Actions	Comment
Air Conditioning/Filter	✓ S	None	
Breaker Box	✓ S	None	
Furnace	✓ S	None	
Other	✓ S	None	
Sewer Cleanout	✓ S	None	

Detail	Condition	Actions	Comment
Sprinkler/Timer	✓ S	None	
Thermostat	✓ S	None	
Water Heater	✓ S	None	
Water Softener	✓ S	None	
Whole House Fan	✓ S	None	

General Comments

Inspector / Agent

