



INITIAL PROPERTY WALKTHROUGH

Phoenix Metro Property | Initial Acquisition Inspection

PURPOSE	Initial inspection after the owner's recent acquisition by video call.	. The property was rekeyed, secured, and reviewed with the client
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PROPERTY CONDITION

- Significant trash and personal property remain inside the home, garage, backyard, and exterior trash cans.
- Interior needs full repainting due to multiple bold colors, including purple, pink, blue, and gray.
- The kitchen is missing a refrigerator; no other kitchen appliances were identified as needed during the walkthrough.
- Carpet is heavily worn and compressed in high-traffic areas. No major stains were immediately visible; compare professional cleaning against replacement.
- A full interior cleaning will be required after trash removal and painting.
- Backyard is overgrown and needs landscaping cleanup. Existing irrigation should be located and tested after water service is restored.
- A small artificial-turf area, approximately 25 ft x 15 ft using the existing curbing, could improve the backyard. Compare pricing against basic cleanup and rock.
- HVAC should be professionally serviced once power is active. The garage door was checked before departure.

SECURITY AND ACCESS

- Property was successfully rekeyed and three keys were provided.
- A contractor lockbox was installed on the west side of the property.
- Rekeying and related locksmith work totaled \$320.

IMMEDIATE ACTION ITEMS

1	Activate electricity and water service.
2	Schedule removal of all trash and remaining personal property.
3	Obtain an interior painting estimate.
4	Obtain pricing for carpet cleaning versus replacement.
5	Schedule a full professional cleaning after paint and flooring work.
6	Purchase and install a refrigerator.
7	Schedule HVAC inspection and service.
8	Complete initial landscaping cleanup and test irrigation after water is restored.
9	Compare backyard options: basic cleanup and rock versus approximately 25 ft x 15 ft of artificial turf.
10	Take updated marketing photos after the turnover is complete.

OVERALL ASSESSMENT	The home needs a standard acquisition cleanout and cosmetic turnover, but no major structural concerns were identified during the initial walkthrough. Primary priorities are utilities, junk removal, paint, flooring evaluation, refrigerator installation, cleaning, HVAC service, and landscaping.
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