

Realty25AZ

PERIODIC INSPECTION REPORT

— SAMPLE / ANONYMIZED —

Prepared by Realty 25 AZ | 480.920.2273 | realty25az.com

Property Address	[Property Address]
Inspection Date	[Inspection Date]
Inspector	[Inspector Name] — Realty 25 AZ
Tenant(s)	[Tenant Name(s)]
Report Type	Periodic
Bedrooms / Baths	3 bed / 2 bath
Overall Condition	Good — 2 items require attention



Property exterior — front elevation

ABOUT THIS SAMPLE

This is a representative sample of a Realty 25 AZ Periodic (semi-annual) inspection report. Property identifiers, tenant information, and inspector details have been redacted; photos are anonymized and presented as a condensed selection. Periodic reports are mid-tenancy wellness checks — high-level zone-based pulse checks of the property's condition with a three-tier health rating (Good / Fair / Attention). They differ from Move-In/Move-Out reports, which are room-by-room with full photo coverage for security deposit defense.

What's included in a Periodic report:

- Cover page with property data and overall health rating
- Inspection summary — narrative observations from the visit
- Six zone assessments: Exterior, Interior, Kitchen, Bathrooms, Garage, Systems & Safety
- Action Items — prioritized with severity ratings
- Inspector and tenant sign-off (signed via Authentisign)

INSPECTION SUMMARY

Property is in good overall condition. Tenant is maintaining the home well. Landscaping and exterior are tidy, interior is clean, and all major appliances and systems are functional. Two action items were identified: patio string lights connected to an outlet without GFCI protection (safety concern), and smoke detectors visibly aged and due for replacement. No unauthorized modifications, no pet damage, and no evidence of mold or pests were observed.

ACTION ITEMS

Items requiring follow-up. Severity scale: High = life safety / immediate · Med = within 30 days · Low = cosmetic / monitor.

Area	Item / Issue	Severity	Recommended Action
Systems & Safety	Smoke detectors — visibly aged	High	Replace all smoke detectors promptly.
Exterior / Patio	Patio string lights on non-GFCI outlet	Med	Install GFCI outlet or connect to protected circuit within 30 days.
Garage	Paint cans stored on shelving	Low	Move to safer storage location.



⚠️ Smoke detector — visibly aged unit, requires replacement



⚠ *Patio string lights connected to outlet without GFCI protection*

EXTERIOR & CURB APPEAL

Area / Item	Status	Inspector Notes
Front Yard / Landscaping	✓ Good	Well maintained, grass healthy.
Back Yard / Landscaping	✓ Good	Bougainvillea and trees in good shape.
Pool	✓ Good	Water clear, minor debris — normal maintenance.
Patio / Deck / Pergola	✓ Good	Covered patio in good condition.
Fence & Gates	✓ Good	
Driveway & Walkways	✓ Good	
Exterior Walls / Paint	✓ Good	No issues observed.
Exterior Lighting	✓ Good	All lights working.



Pool — water clear, good condition



Backyard landscaping — bougainvillea in bloom

INTERIOR — GENERAL

Area / Item	Status	Inspector Notes
Walls & Ceilings	✓ Good	No damage, stains, or holes observed.
Floors	✓ Good	No scratches or damage.
Doors & Locks	✓ Good	All functional.
Windows & Blinds	✓ Good	All operational.
Overall Cleanliness	✓ Good	Clean throughout.
Light Fixtures / Fans	✓ Good	All functional.
Unauthorized Modifications	✓ Good	None observed.
Pets	✓ Good	Authorized pet present, no damage observed.



Living room — main seating area



Living area arched window / blinds

KITCHEN

Area / Item	Status	Inspector Notes
Walls / Ceilings / Floors	✓ Good	
Cabinets & Drawers	✓ Good	
Countertops	✓ Good	Granite — good condition.
Sink / Faucet / Plumbing	✓ Good	No leaks.
Appliances	✓ Good	Stove, refrigerator, dishwasher all functional.
No Signs of Mold / Pests	✓ Good	



Kitchen overview — stove, cabinets, and range



Kitchen sink — granite counter in good condition

BATHROOMS

Area / Item	Status	Inspector Notes
No Leaks — Toilets / Sinks / Tub	✓ Good	
Caulking & Grout	✓ Good	Intact.
Exhaust Fans	✓ Good	Functional.
No Mold or Mildew	✓ Good	
Under-Sink Plumbing	✓ Good	No leaks observed.
Tub / Shower / Enclosure	✓ Good	



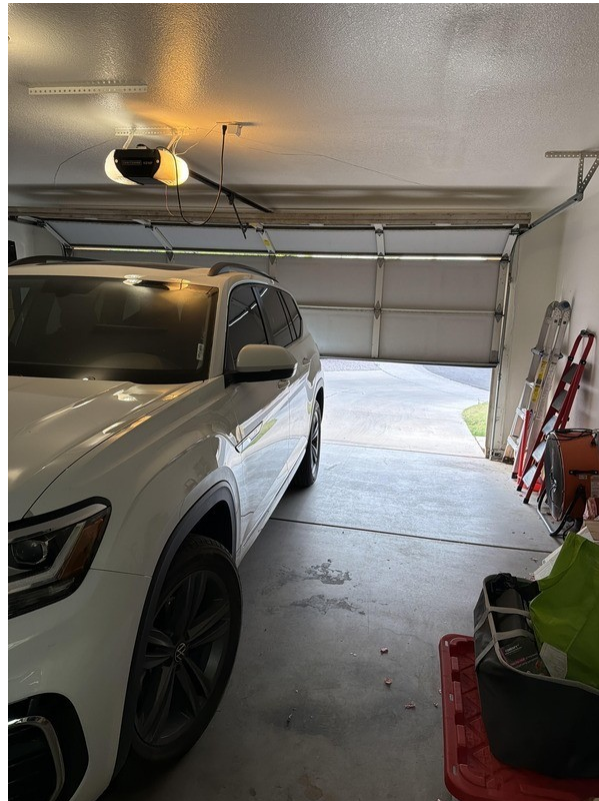
Shower enclosure — clean, good condition



Under-sink plumbing — no leaks

GARAGE

Area / Item	Status	Inspector Notes
Garage Door & Opener	✓ Good	Functional.
Walls / Floor / Ceiling	✓ Good	No vehicle stains.
Lighting	✓ Good	
Storage	~ Fair	Organized; paint cans noted — see Action Items.



Garage interior — door and opener functional

SYSTEMS & SAFETY

Area / Item	Status	Inspector Notes
HVAC Filter	✓ Good	In service — recommend replacement at next visit.
Thermostat	✓ Good	Honeywell — functional.
HVAC Unit — Exterior	✓ Good	
Water Heater	✓ Good	No visible leaks.
Smoke Detectors	⚠ Attention	Visibly aged — replace immediately.
CO Detectors	✓ Good	
Electrical Panel	✓ Good	No visible issues.
Plumbing — No Leaks	✓ Good	



HVAC filter — in service



Thermostat — Honeywell, functional

SIGN-OFF

Inspector certifies the property was visually inspected on the date noted. Tenant acknowledgment is optional and confirms receipt and review of this Periodic report.

Inspector Signature

Tenant Acknowledgment (Optional)

[Inspector Name] — Realty 25 AZ

[Tenant Name(s)]

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