



December 13, 2024

Maintenance / Safety Check Inspection

Inspection label:

Carol Inspections

Completed by:

Emmy Budis

emmy+inspectiontemplates@getrentcheck.com

Completed on:

December 13, 2024



















Address:

2800 Bell St, New Orleans 70112

Summary

Content	Rating Percentage	Good	Fair	Poor	Flags	Link
Table of Contents						🔗
General	<div><div style="width: 47%;"></div></div>	47% Good	0% Fair	0% Poor		🔗
1st Floor	<div><div style="width: 29%;"></div></div>	29% Good	0% Fair	0% Poor		🔗
Shared Laundry Room(s)	<div><div style="width: 100%;"></div></div>	100% Good	0% Fair	0% Poor		🔗
Courtyard(s)	<div><div style="width: 0%;"></div></div>	0% Good	0% Fair	0% Poor		
Pool(s)	<div><div style="width: 0%;"></div></div>	0% Good	0% Fair	0% Poor		

Table of Contents

Room/Area	Feature	Maintenance	Inspection Notes	Images	Rating	View
General	Building Exterior		New construction	1	 Good	
General	Grounds & Landscaping			3	 Good	
General	Fencing & Gates			0	N/A	
General	Building Signage			0	N/A	
General	Exterior Lighting			0	N/A	
General	Exterior Walkways			1	 Good	
General	Building Doors			1	 Good	
General	Exterior Stairs & Railings			0	N/A	
General	Building Exterior (Rear)			5	 Good	
General	Elevators			0	N/A	
General	Boiler Room			0	N/A	
General	Balconies			0	N/A	
General	Porches			0	N/A	
General	Windows/Screens		Screen missing on one window.	5	 Good	
General	Roof & Gutters			4	 Good	
General	Exterior Trash Area(s)			0	N/A	
General	Parking Areas			1	 Good	
1st Floor	Interior Hallways			3	 Good	
1st Floor	Interior Stairs & Railings			0	N/A	
1st Floor	Interior Lights			0	N/A	
1st Floor	Interior Signage			0	N/A	

Room/Area	Feature	Maintenance	Inspection Notes	Images	Rating	View
1st Floor	Fire Extinguishers			1	Good	
1st Floor	Trash Room(s)			0	N/A	
1st Floor	Trash Chute(s)			0	N/A	
Shared Laundry Room(s)	Shared Laundry Room(s)			2	Good	
Courtyard(s)	Courtyard(s)			0	N/A	
Pool(s)	Pool(s)			0	N/A	

General Building Exterior

Flags 0 Images 1 Rating **Good**

Question	Answer
Is exterior paint free of chipping or peeling?	Yes
Stucco free from cracks and crumbling?	Yes
Free of dry rot or termite issues?	Yes
Is the roof in good condition?	Yes
Are windows free from damage?	Yes
No shutters are missing or broken?	Yes



Emmy Budis
New construction



[View Image](#)

General Grounds & Landscaping

Flags 0 Images 3 Rating **Good**

Question	Answer
Are trees trimmed?	Yes
Trees and branches are not touching the property and roof?	Yes
There are no low hanging branches outside the building?	Yes
Are bushes and hedges trimmed?	Yes
Is the grass cut and free of bare spots?	Yes
Edging of beds and sidewalks, mulch, and plantings are in good condition?	Yes
Are front, back, and side yards free of overgrowth?	Yes
Are front, back, and side yards free of trash and debris?	Yes
Are walkways clear of debris?	Yes
Are weeds cleaned up in walkways?	Yes
Are flower beds in good condition?	Yes
No signs of erosion / drainage issues?	Yes



[View Image](#)



[View Image](#)



[View Image](#)

General Exterior Walkways

Flags 0 Images 1 Rating **Good**

Question	Answer
Exterior walkways are free of cracks and damage?	Yes
No signs of drainage issues present?	Yes



[View Image](#)

General Building Doors

Flags 0 Images 1 Rating **Good**

Question	Answer
Building doors close and lock properly?	Yes
Building doors are not propped open?	Yes



[View Image](#)

General Building Exterior (Rear)

Flags 0 Images 5 Rating 😊 Good

Question

Answer

Was the rear of the building walked?

Yes



[View Image](#)



[View Image](#)



[View Image](#)



[View Image](#)




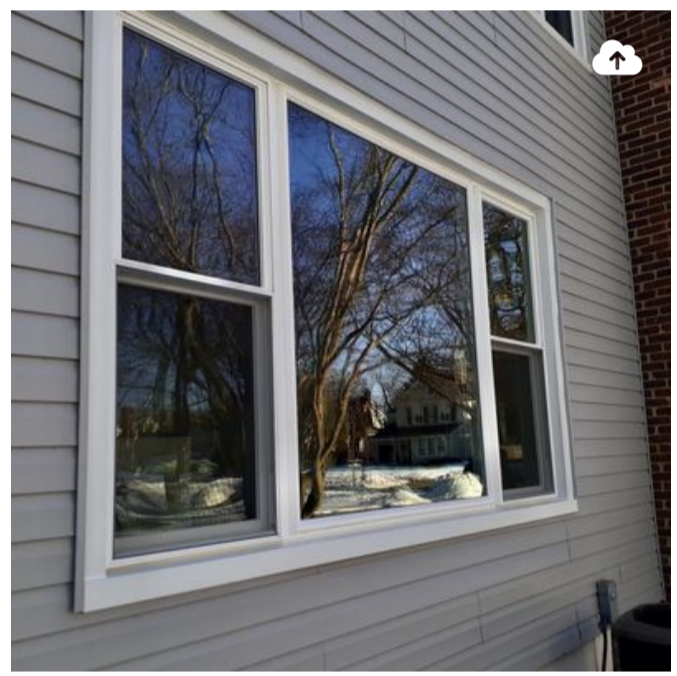
[View Image](#)

General Windows/Screens

Flags 0 Images 5 Rating **Good**

Question	Answer
No broken windows are visible?	Yes
No screens are missing or damaged?	No
No broken blinds?	Yes

 **Emmy Budis**
Screen missing on one window.



[View Image](#)



[View Image](#)



[View Image](#)



[View Image](#)

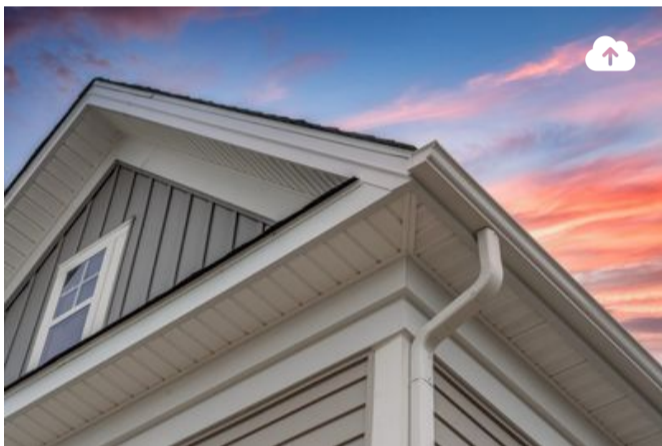


[View Image](#)

General Roof & Gutters

Flags 0 Images 4 Rating **Good**

Question	Answer
Roof caps are in place?	Yes
Trees are not hanging over gutters?	Yes
Gutters are free of debris?	Yes
No signs of leaking or of drainage problems?	Yes
Fascia / Soffits are in good condition?	Yes
Downspouts properly placed with adequate drainage and secured?	Yes
Splashblocks placed to provide flow away from building?	Yes



[View Image](#)



[View Image](#)



[View Image](#)



[View Image](#)

General Parking Areas

Flags

0

Images

1

Rating

Good

Question

Answer

Parking lines visible and do not require repainting?

Yes

Parking spots are clearly numbered or labeled?

Yes

Is the parking area free of potholes or trip hazards?

Yes

The parking area is clean of and clear of debris and glass?

Yes

Is the parking area free of oil spots or leaking oil?

Yes

No inoperable or unregistered vehicles present?

Yes

Parking spaces are used for parking only (not storage)?

Yes

Signage is adequate?

Yes

Garage door(s) are clean and in working order?

Yes

Is concrete/asphalt in good condition?

Yes



[View Image](#)

1st Floor Interior Hallways

Flags 0 Images 3 Rating Good

Question	Answer
Corridors / hallways are free of debris and obstructions?	Yes
Floors and walls are free of damage?	Yes
Unit door signage / numbers in place and in good condition?	Yes
Unit door knockers are free of damage?	Yes
Is the carpet / tile in need of repair / replacement or cleaning?	Yes
Exit doors open and close properly?	Yes



[View Image](#)



[View Image](#)



[View Image](#)

1st Floor Fire Extinguishers

Flags

0

Images

1

Rating

Good

Question

Answer

Fire extinguishers are present in common areas? Fire cabinets secure?

Yes

Fire extinguishers are up to date with service?

Yes

Is emergency signage properly displayed and in working condition?

Yes

Are common area smoke alarms working?

Yes



shutterstock.com · 1437142124

[View Image](#)

Shared Laundry Room(s)

Shared Laundry Room(s)

Flags 0 Images 2 Rating **Good**

Question	Answer
Are washing machines and dryers clean? Operational?	Yes
Laundry room(s) are clean and free of trash?	Yes



[View Image](#)



[View Image](#)

Inspection reviewed

The signatory has confirmed that they have reviewed this inspection and that it is current, accurate and complete to their knowledge.



Emmy Budis

Landlord

Signed on 12/13/2024