



December 13, 2024

# Community Maintenance Check Inspection

Inspection label:

**Carol Inspections**

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Completed by:

**Emmy Budis**

emmy+inspectiontemplates@getrentcheck.com

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Completed on:

**December 13, 2024**

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Address:







**Fox Street, New Orleans 70112**

# Summary

Content	Rating Percentage	Good	Fair	Poor	Flags	Link
Table of Contents						<a href="#">🔗</a>
Exterior Signage	<div style="width: 100%; height: 10px; background-color: #28a745;"></div>	100% Good	0% Fair	0% Poor		<a href="#">🔗</a>
Exterior Grounds	<div style="width: 50%; height: 10px; background-color: #28a745;"></div> <div style="width: 50%; height: 10px; background-color: #6c757d;"></div>	50% Good	0% Fair	0% Poor		<a href="#">🔗</a>
Fitness Center	<div style="width: 100%; height: 10px; background-color: #28a745;"></div>	100% Good	0% Fair	0% Poor		<a href="#">🔗</a>
Club Room	<div style="width: 100%; height: 10px; background-color: #28a745;"></div>	100% Good	0% Fair	0% Poor		<a href="#">🔗</a>
Recreational Facilities	<div style="width: 0%; height: 10px; background-color: #6c757d;"></div>	0% Good	0% Fair	0% Poor		
Building Exterior(s)	<div style="width: 100%; height: 10px; background-color: #28a745;"></div>	100% Good	0% Fair	0% Poor		<a href="#">🔗</a>
Fencing & Gates	<div style="width: 0%; height: 10px; background-color: #6c757d;"></div>	0% Good	0% Fair	0% Poor		
Exterior Lighting	<div style="width: 0%; height: 10px; background-color: #6c757d;"></div>	0% Good	0% Fair	0% Poor		
Exterior Walkways	<div style="width: 100%; height: 10px; background-color: #28a745;"></div>	100% Good	0% Fair	0% Poor		<a href="#">🔗</a>
Building Doors	<div style="width: 0%; height: 10px; background-color: #fd7e14;"></div>	0% Good	100% Fair	0% Poor		<a href="#">🔗</a>
Exterior Stairs & Railings	<div style="width: 100%; height: 10px; background-color: #28a745;"></div>	100% Good	0% Fair	0% Poor		<a href="#">🔗</a>
Mail / Package / Storage Area	<div style="width: 0%; height: 10px; background-color: #6c757d;"></div>	0% Good	0% Fair	0% Poor		
Shared Laundry Room(s)	<div style="width: 0%; height: 10px; background-color: #6c757d;"></div>	0% Good	0% Fair	0% Poor		
Boiler Room	<div style="width: 0%; height: 10px; background-color: #6c757d;"></div>	0% Good	0% Fair	0% Poor		
Balconies	<div style="width: 0%; height: 10px; background-color: #6c757d;"></div>	0% Good	0% Fair	0% Poor		
Patio(s)	<div style="width: 0%; height: 10px; background-color: #6c757d;"></div>	0% Good	0% Fair	0% Poor		
Porches	<div style="width: 0%; height: 10px; background-color: #6c757d;"></div>	0% Good	0% Fair	0% Poor		
Courtyard(s)	<div style="width: 100%; height: 10px; background-color: #28a745;"></div>	100% Good	0% Fair	0% Poor		<a href="#">🔗</a>
Playground Area(s)	<div style="width: 100%; height: 10px; background-color: #28a745;"></div>	100% Good	0% Fair	0% Poor		<a href="#">🔗</a>
Roof Deck	<div style="width: 0%; height: 10px; background-color: #6c757d;"></div>	0% Good	0% Fair	0% Poor		
Roof & Gutters	<div style="width: 0%; height: 10px; background-color: #6c757d;"></div>	0% Good	0% Fair	0% Poor		
Exterior Trash Area(s)	<div style="width: 0%; height: 10px; background-color: #dc3545;"></div>	0% Good	0% Fair	100% Poor		<a href="#">🔗</a>
Parking Areas	<div style="width: 0%; height: 10px; background-color: #6c757d;"></div>	0% Good	0% Fair	0% Poor		
Pool(s)	<div style="width: 100%; height: 10px; background-color: #28a745;"></div>	100% Good	0% Fair	0% Poor		<a href="#">🔗</a>
Maintenance Shop	<div style="width: 0%; height: 10px; background-color: #6c757d;"></div>	0% Good	0% Fair	0% Poor		

# Table of Contents

Room/Area	Feature	Maintenance	Inspection Notes	Images	Rating	View
Exterior Signage	Main/Directional Signage			1	<span>😊 Good</span>	<a href="#">👁</a>
Exterior Signage	Building Signage		Visible from visitor parking.	1	<span>😊 Good</span>	<a href="#">👁</a>
Exterior Grounds	Grounds & Landscaping			2	<span>😊 Good</span>	<a href="#">👁</a>
Exterior Grounds	Irrigation System			0	<span>N/A</span>	
Fitness Center	Fitness Center		The tv does not power on.	5	<span>😊 Good</span>	<a href="#">👁</a>
Club Room	Club Room			3	<span>😊 Good</span>	<a href="#">👁</a>
Recreational Facilities	Recreational Facilities			0	<span>N/A</span>	
Building Exterior(s)	Building Exterior			3	<span>😊 Good</span>	<a href="#">👁</a>
Building Exterior(s)	Building Exterior (Rear)			1	<span>😊 Good</span>	<a href="#">👁</a>
Fencing & Gates	Fencing & Gates			0	<span>N/A</span>	
Exterior Lighting	Exterior Lighting			0	<span>N/A</span>	
Exterior Walkways	Exterior Walkways		Could be cleaned but otherwise good.	1	<span>😊 Good</span>	<a href="#">👁</a>
Building Doors	Building Doors		Office door paint is faded.	2	<span>😞 Fair</span>	<a href="#">👁</a>
Exterior Stairs & Railings	Exterior Stairs & Railings			3	<span>😊 Good</span>	<a href="#">👁</a>
Mail / Package / Storage Area	Mail / Package / Storage Area			0	<span>N/A</span>	
Shared Laundry Room(s)	Shared Laundry Room(s)			0	<span>N/A</span>	
Boiler Room	Boiler Room			0	<span>N/A</span>	
Balconies	Balconies			0	<span>N/A</span>	
Patio(s)	Patio(s)			0	<span>N/A</span>	
Porches	Porches			0	<span>N/A</span>	
Courtyard(s)	Courtyard(s)			1	<span>😊 Good</span>	<a href="#">👁</a>

Room/Area	Feature	Maintenance	Inspection Notes	Images	Rating	View
Playground Area(s)	Playground Area(s)			1	 <b>Good</b>	
Roof Deck	Roof Deck			0	<b>N/A</b>	
Roof & Gutters	Roof & Gutters			0	<b>N/A</b>	
Exterior Trash Area(s)	Exterior Trash Area(s)		Trash is overflowing.	2	 <b>Poor</b>	
Parking Areas	Parking Areas			0	<b>N/A</b>	
Pool(s)	Pool(s)			5	 <b>Good</b>	
Maintenance Shop	Maintenance Shop			0	<b>N/A</b>	

# Exterior Signage

## Main/Directional Signage

Flags 0 Images 1 Rating **Good**

Question	Answer
Is building signage visible from the street?	Yes
Does building signage have the correct phone number?	Yes
Are directional signs in good condition? Are they clean and straight?	Yes



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# Exterior Signage Building Signage

Flags 0 Images 1 Rating **Good**

Question	Answer
Is building signage visible from the street?	No
Does building signage have the correct phone number?	Yes
Building numbers are in good condition?	Yes



**Emmy Budis**  
Visible from visitor parking.



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# Exterior Grounds Grounds & Landscaping

Flags 0 Images 2 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? Beds are free of weeds?	Yes
No presence of erosion / drainage issues?	Yes



Emmy Budis



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# Fitness Center Fitness Center

Flags

0

Images

5

Rating

Good

Question

Answer

Is all equipment operational? No torn or missing seats/pads?

No

Restroom is clean; stocked with toilet paper, paper towels, hand soap?

Yes

Signage in good condition?

Yes

Sanitizer stations stocked?

Yes

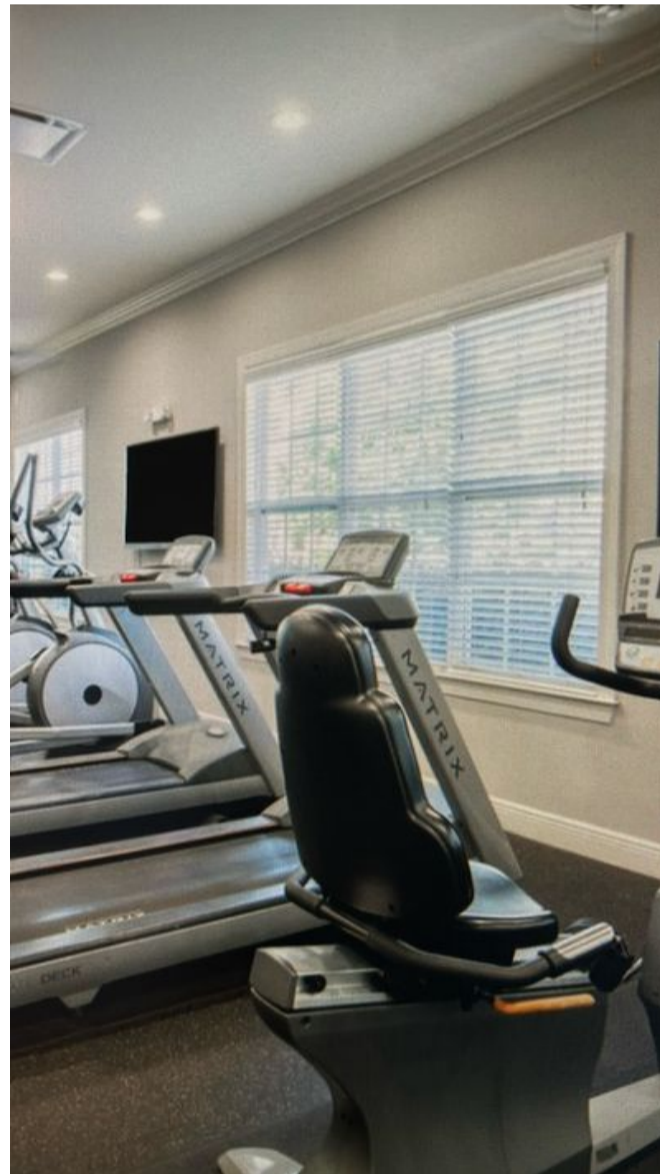


Emmy Budis

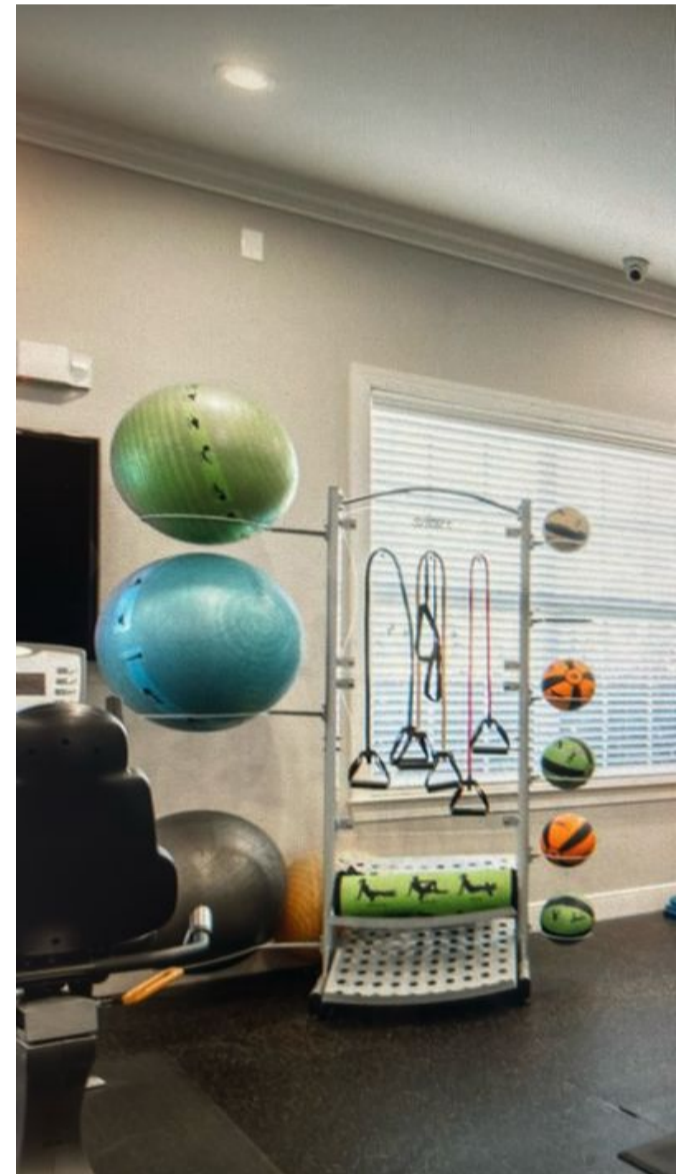
The tv does not power on.



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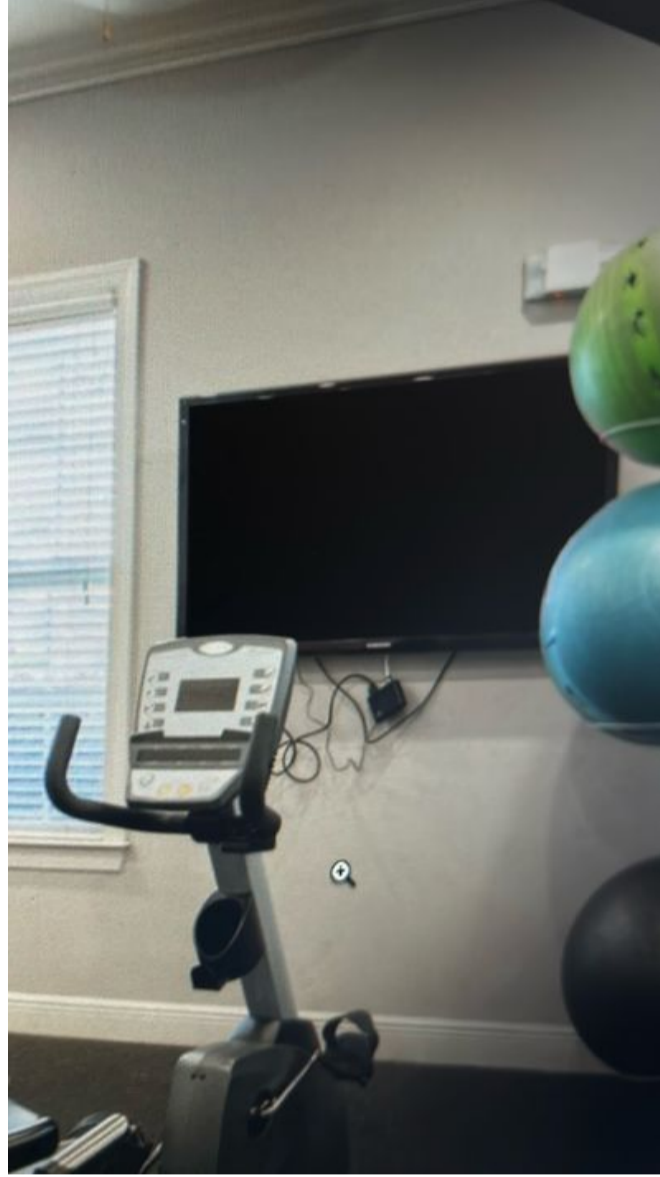
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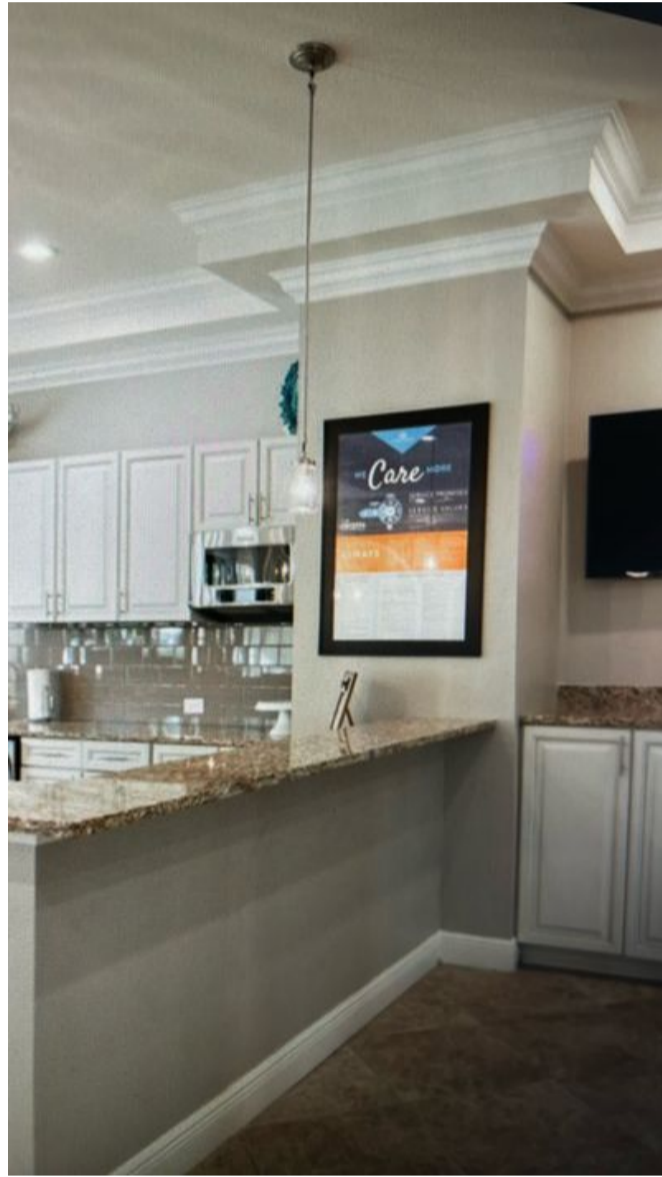
# Club Room Club Room

Flags 0 Images 3 Rating Good

Question	Answer
Is room clean? Cans emptied?	Yes
No tables or chairs are in need of replacing?	Yes



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# Building Exterior(s) Building Exterior

Flags

0

Images

3

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



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[View Image](#)



[View Image](#)

# Building Exterior(s)

## Building Exterior (Rear)

Flags 0 Images 1 Rating **Good**

Question	Answer
Was the rear of the building walked?	Yes
Clean and free of debris?	Yes
Landscaping properly maintained?	Yes




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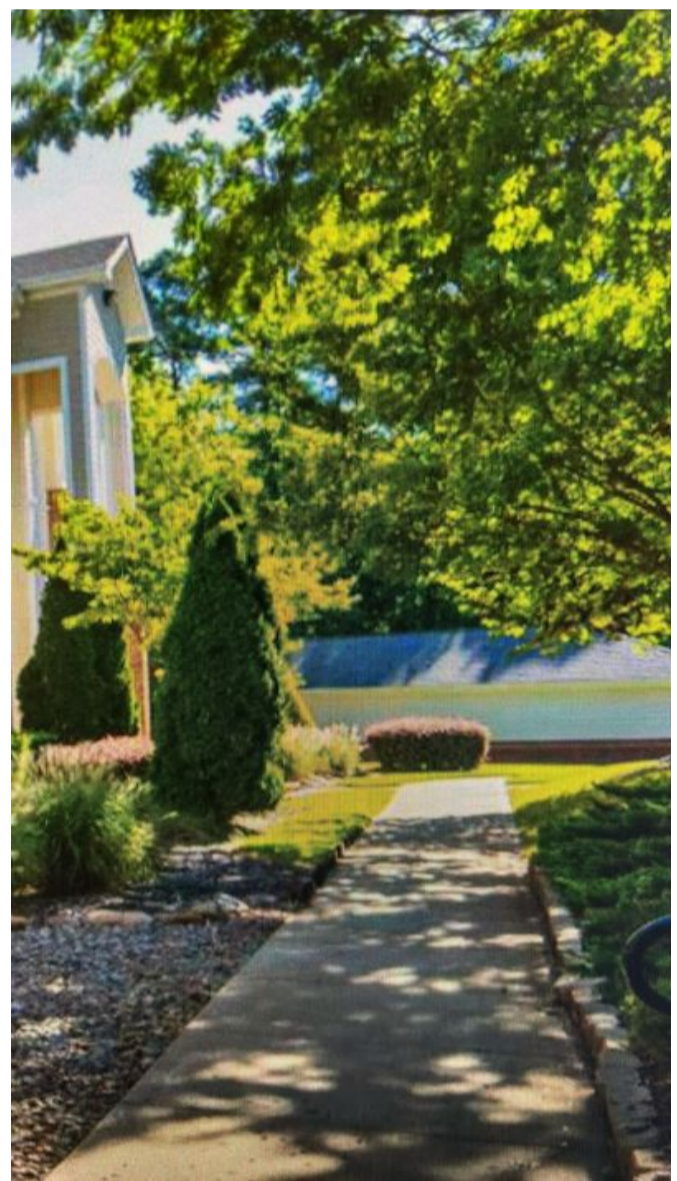
# Exterior Walkways

## 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

 **Emmy Budis**  
Could be cleaned but otherwise good.



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# Building Doors

## Building Doors

Flags

0

Images

2

Rating

Fair

Question

Answer

Building doors close and lock properly?

Yes

Building doors are not propped open?

Yes

Is entry area clean and clear of debris?

Yes



Emmy Budis

Office door paint is faded.



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[View Image](#)

# Exterior Stairs & Railings

## Exterior Stairs & Railings

Flags 0 Images 3 Rating **Good**

Question	Answer
Railings are sturdy with no wobbling?	Yes
Railings are painted and in good condition?	Yes
Free of dry rot and termite issues?	Yes
Steps are in good shape and free of cracking?	Yes



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# Courtyard(s) Courtyard(s)

Flags

0

Images

1

Rating

Good

Question

Answer

Is all courtyard furniture clean and in order?

Yes

Is courtyard free of debris?

Yes

If present, are grills and counters clean?

Yes

If present, test the grill. Are all burners working properly?

Yes

Is courtyard brick / concrete free of cracks or damage?

Yes



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# Playground Area(s)

## Playground Area(s)

Flags 0 Images 1 Rating **Good**

Question	Answer
Playground equipment is clean and in good condition?	Yes
If present, are wood chips in need of additional replenishment?	Yes
Playground equipment is in safe, working order?	Yes



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# Exterior Trash Area(s) Exterior Trash Area(s)

Flags

0

Images

2

Rating

Poor

Question

Answer

Is the trash area(s) clean?

No

Trash area(s) free of bulk trash?

No

Trash cans and/or dumpsters are put away?

No

If present, fence enclosures are in good condition?

No

Trash cans are free of damage?

No

Trash area free of overwhelming odor?

No



Emmy Budis

Trash is overflowing.



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# Pool(s) Pool(s)

Flags

0

Images

5

Rating

Good

Question

Answer

Is pool area secured (when not in use)? Fence in good condition?

Yes

Decks clean and clear of debris? No tripping hazards?

Yes

Pool furniture set up properly or neatly put away?

Yes

Restrooms clean and functional? Stocked with toilet paper, paper towels, soap?

Yes

Flower pots maintained properly?

Yes

Pool(s) are clean and in good condition?

Yes

Pool pump(s) are working properly?

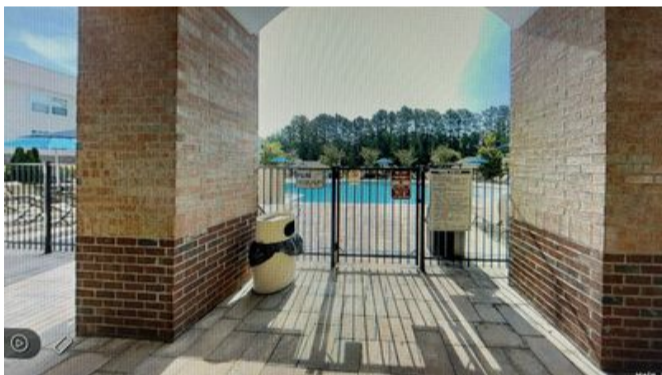
Yes

If present, are grills and counters clean?

Yes

If present, test the grill. Are all burners working properly?

Yes



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## 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