



T H E  
**RENT EXPERTS**

christian@therentexperts.com  
The Rent Experts  
1908 Government Street, Mobile, AL 36606  
251-299-2100

### Move In

Property	Tenant(s)	Date	Agent / Inspector
9865 East Way Drive	Hanna Baker, Kyle Parker	2024-03-07	Christian Williams

### Move-In Conditions

S=Satisfactory

D=Damaged

Front Yard/Exterior	CONDITION	ACTION	COMMENTS
Building Exterior	- S - -	None	
Fence/Gate	- S - -	None	
Landscaping	- S - -	None	
Light Fixture	- S - -	None	
Mailbox/Keyed Location	- S - -	None	
Porch/Stairs	- S - -	None	
Walk/Driveway	- S - -	None	



2024-03-07 15:02:10

[30.71846008300781, -88.27518137256206](#)

Image



2024-03-07 15:02:13

[30.71846008300781, -88.27518137256206](#)

Image



📅 2024-03-07 15:02:16  
📍 [30.71846008300781, -88.27518137256206](#)  
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📅 2024-03-07 15:02:18  
📍 [30.71846008300781, -88.27518137256206](#)  
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📅 2024-03-07 15:02:19  
📍 [30.71846008300781, -88.27518137256206](#)  
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📍 [30.71846008300781, -88.27518137256206](#)  
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📍 [30.71846008300781, -88.27518137256206](#)  
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📅 2024-03-07 15:03:03  
📍 [30.71846008300781, -88.27518137256206](#)  
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📅 2024-03-07 15:03:09  
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🖼️ [Image](#)

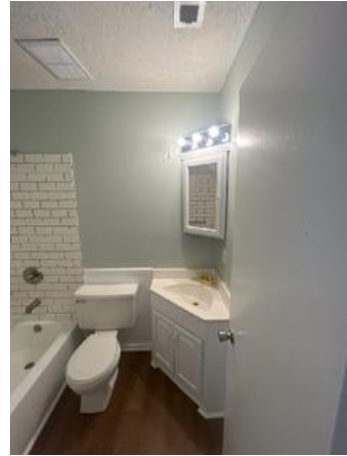
🏠 Bathroom	📌 CONDITION	🔧 ACTION	💬 COMMENTS
Cabinet/Counter/Shelving	- S - -	None	
Door/Knob/Lock	- S - -	None	
Exhaust Fan	- S - -	None	
Flooring/Baseboard	- S - -	None	
Light Fixture	- S - -	None	
Plumbing/Drain	- - D -	None	Bathroom sink leaking at peetrapp and shower leaking at wall of shower head c
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	



📅 2024-03-07 14:53:58

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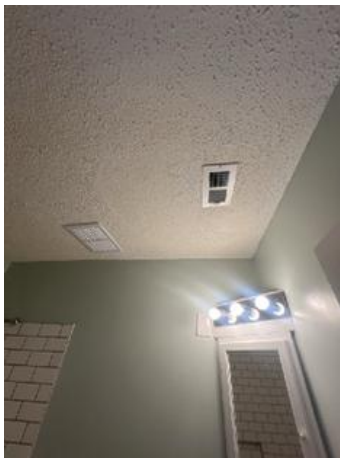
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📅 2024-03-07 14:54:03

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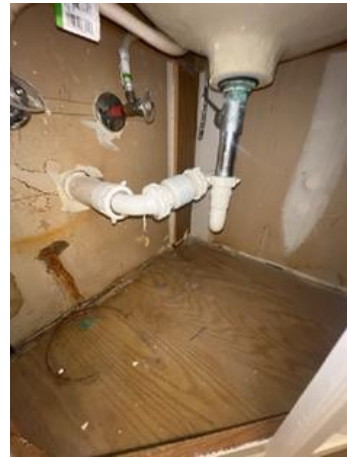
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📅 2024-03-07 14:55:44  
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📅 2024-03-07 14:55:48  
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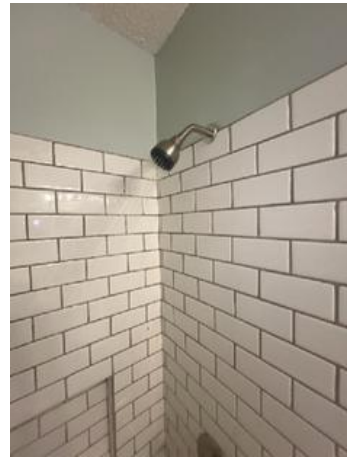
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📅 2024-03-07 14:55:53  
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📅 2024-03-07 14:56:03  
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**Plumbing/Drain**  
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**Plumbing/Drain**  
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🏠 Bathroom 2	📍 CONDITION	🛠️ ACTION	💬 COMMENTS
Cabinet/Counter/Shelving	- S - -	None	
Door/Knob/Lock	- S - -	None	



 Bathroom 2	 CONDITION	 ACTION	 COMMENTS
Exhaust Fan	- - D -	None	Not working
Flooring/Baseboard	- S - -	None	
Light Fixture	- S - -	None	
Plumbing/Drain	- S - -	None	
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	





 2024-03-07 14:58:37

 [30.71841430664062, -88.27516441175983](https://www.google.com/maps/place/30.71841430664062,-88.27516441175983)

 Image





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📅 2024-03-07 14:58:44  
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Image



📅 2024-03-07 14:58:45  
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Image



📅 2024-03-07 14:59:15  
📍 [30.71841430664062, -88.27516441175983](#)

Image



📅 2024-03-07 14:59:19  
📍 [30.71841430664062, -88.27516441175983](#)

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📅 2024-03-07 14:59:21  
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📅 2024-03-07 14:59:24  
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📅 2024-03-07 14:59:38  
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📅 2024-03-07 14:59:39  
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📅 2024-03-07 14:59:40  
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Image



📅 2024-03-07 14:59:46  
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Image



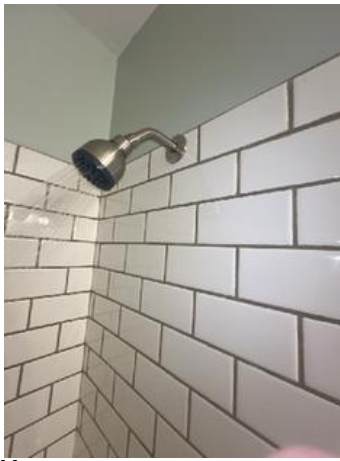
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📅 2024-03-07 14:59:54  
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 🖼️ Image



**Exhaust Fan**  
 📅 2024-03-07 15:00:22  
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 🖼️ Image

📖 Bedroom	📌 CONDITION	✂ ACTION	💬 COMMENTS
Closet/Door/Track/Shelving	- S - -	None	
Door/Knob/Lock	- S - -	None	
Flooring/Baseboard	- S - -	None	
Light Fixture/Fan	- S - -	None	
Switch/Outlet	- S - -	None	
Wall/Ceiling	- S - -	None	
Window Covering	- S - -	None	
Window/Lock/Screen	- S - -	None	



📅 2024-03-07 14:53:27  
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📅 2024-03-07 14:53:28  
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📅 2024-03-07 14:53:30  
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📅 2024-03-07 14:53:31  
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📅 2024-03-07 14:53:33  
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🖼️ Image



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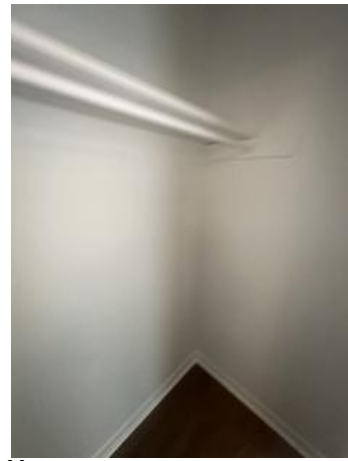
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📅 2024-03-07 14:53:42  
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🖼️ Image



📅 2024-03-07 14:53:44  
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 🖼️ Image



📅 2024-03-07 14:53:46  
 🔍 [30.71846758483976, -88.27541277752097](#)  
 🖼️ Image

📖 Bedroom 2	📌 CONDITION	🔧 ACTION	💬 COMMENTS
Closet/Door/Track/Shelving	- S - -	None	
Door/Knob/Lock	- S - -	None	
Flooring/Baseboard	- S - -	None	
Light Fixture/Fan	- S - -	None	
Switch/Outlet	- S - -	None	
Wall/Ceiling	- S - -	None	
Window Covering	- S - -	None	
Window/Lock/Screen	- S - -	None	



📅 2024-03-07 14:53:09  
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 🖼️ Image



📅 2024-03-07 14:53:11  
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📅 2024-03-07 14:53:12  
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📅 2024-03-07 14:53:13  
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📅 2024-03-07 14:53:18  
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 🖼️ Image



📅 2024-03-07 14:53:19  
 🔍 [30.71842378939569, -88.27547052883382](#)  
 🖼️ Image

📁 Bedroom 3	📍 CONDITION	✂️ ACTION	💬 COMMENTS
Closet/Door/Track/Shelving	- S - -	None	
Door/Knob/Lock	- S - -	None	
Flooring/Baseboard	- S - -	None	
Light Fixture/Fan	- S - -	None	
Switch/Outlet	- S - -	None	
Wall/Ceiling	- S - -	None	
Window Covering	- S - -	None	
Window/Lock/Screen	- S - -	None	



📅 2024-03-07 14:52:44  
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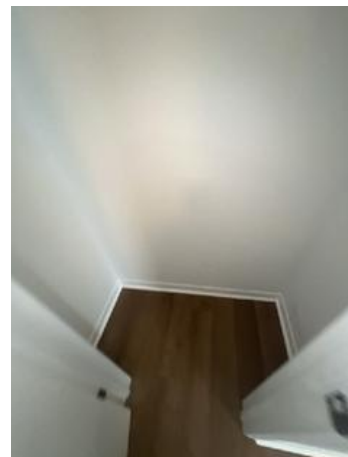
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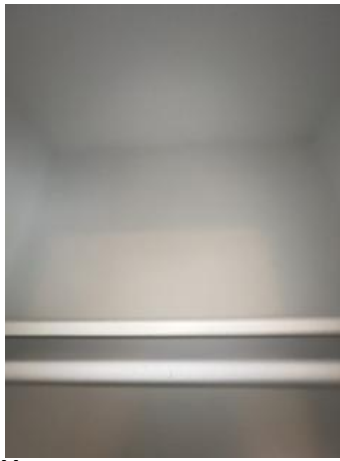


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📅 2024-03-07 14:52:58

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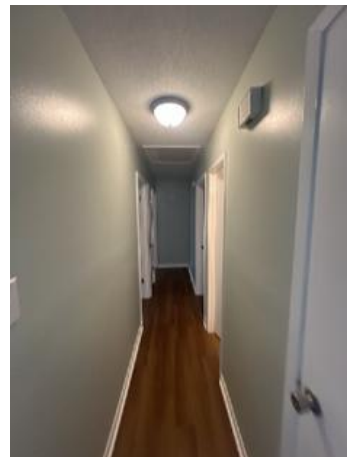
📖 Hallway/Stairs	📌 CONDITION	🛠️ ACTION	💬 COMMENTS
Closet/Cabinet	- S - -	None	
Flooring/Baseboard	- S - -	None	
Light Fixture	- S - -	None	
Other	- S - -	None	
Railing/Banister	- S - -	None	
Smoke/CO Detector	- S - -	None	
Switch/Outlet	- S - -	None	
Wall/Ceiling	- S - -	None	



📅 2024-03-07 14:52:01

📍 [30.71842378939569, -88.27547052883382](#)

🖼️ [Image](#)



📅 2024-03-07 14:52:02

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🖼️ [Image](#)



📅 2024-03-07 14:52:04  
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📅 2024-03-07 14:52:05  
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📅 2024-03-07 14:52:07  
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 🖼️ [Image](#)

📖 Dining Room	📍 CONDITION	⚡ ACTION	💬 COMMENTS
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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📅 2024-03-07 14:46:26  
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 🖼️ Image

🏠 Kitchen	📌 CONDITION	⚡ ACTION	💬 COMMENTS
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	
Oven	- - D -	None	Range igniters do not work for stove top.
Range/Fan/Hood/Filter	- S - -	None	
Refrigerator	- S - -	None	
Sink/Disposal	- S - -	None	
Switch/Outlet	- S - -	None	






 Kitchen	 CONDITION	 ACTION	 COMMENTS
Wall/Ceiling	- S - -	None	
Window Covering	- S - -	None	
Window/Lock/Screen	- S - -	None	






 2024-03-07 14:40:59  
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 Image






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 Image



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📅 2024-03-07 14:41:59  
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🖼️ Image



📅 2024-03-07 14:42:03  
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🖼️ Image



📅 2024-03-07 14:42:07  
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🖼️ Image



📅 2024-03-07 14:42:14  
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📅 2024-03-07 14:42:19  
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📅 2024-03-07 14:42:25  
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📅 2024-03-07 14:42:27  
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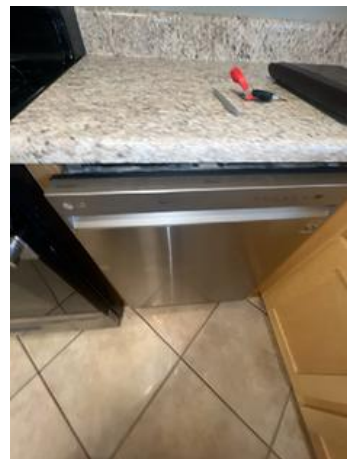
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📅 2024-03-07 14:42:59  
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88.2755116839784  
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📅 2024-03-07 14:43:01  
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📅 2024-03-07 14:43:11  
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📅 2024-03-07 14:43:16  
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📅 2024-03-07 14:43:29  
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📅 2024-03-07 14:43:50  
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📅 2024-03-07 14:43:58  
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📅 2024-03-07 14:44:01  
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🖼️ Image



📅 2024-03-07 14:44:04  
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🖼️ Image



📅 2024-03-07 14:44:06  
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📅 2024-03-07 14:44:09  
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📅 2024-03-07 14:44:14  
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📅 2024-03-07 14:44:17  
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📅 2024-03-07 14:44:19  
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📅 2024-03-07 14:44:23  
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🖼️ [Image](#)



📅 2024-03-07 14:44:24  
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📅 2024-03-07 14:44:29  
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📅 2024-03-07 14:44:35  
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🖼️ [Image](#)



📅 2024-03-07 14:44:39  
📍 [30.71847123096764, -88.27549106449659](#)  
🖼️ [Image](#)



📅 2024-03-07 14:44:42  
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🖼️ Image



📅 2024-03-07 14:44:46  
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🖼️ Image



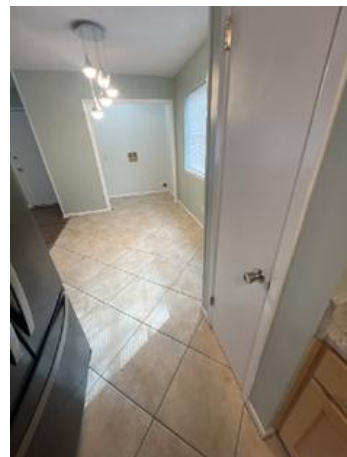
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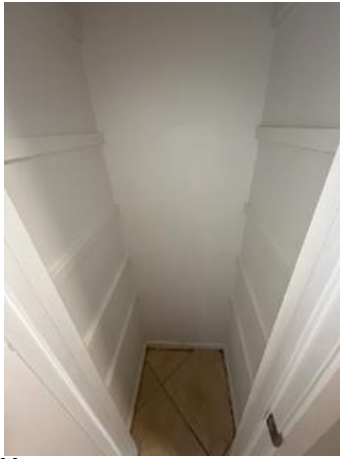
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📅 2024-03-07 14:44:56  
📍 [30.71847123096764, -88.27549106449659](#)  
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📅 2024-03-07 14:45:04  
📍 [30.71847123096764, -88.27549106449659](#)  
🖼️ Image



📅 2024-03-07 14:46:47  
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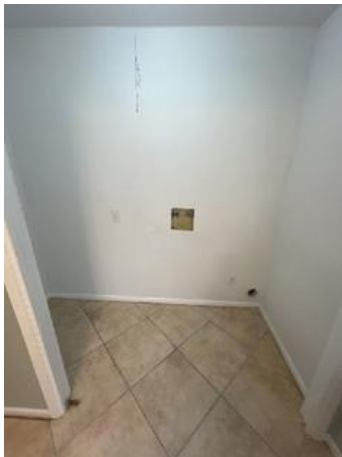
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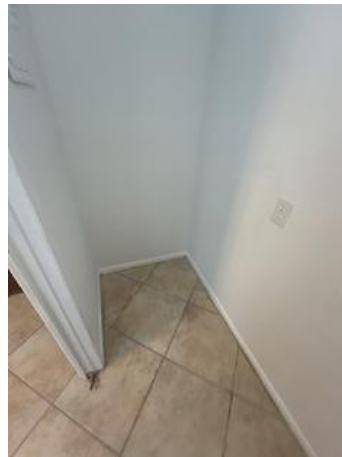
Oven  
 📅 2024-03-07 14:45:58  
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 🖼️ [Image](#)

📁 Laundry Room	📌 CONDITION	🛠️ ACTION	💬 COMMENTS
Cabinet/Counter/Shelving	- S - -	None	
Door/Knob/Lock	- S - -	None	
Flooring/Baseboard	- S - -	None	
Light Fixture/Fan	- S - -	None	
Plumbing/Drain	- S - -	None	
Switch/Outlet	- S - -	None	
Wall/Ceiling	- S - -	None	
Window Covering	- S - -	None	
Window/Lock/Screen	- S - -	None	





📅 2024-03-07 14:47:26  
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🖼️ Image



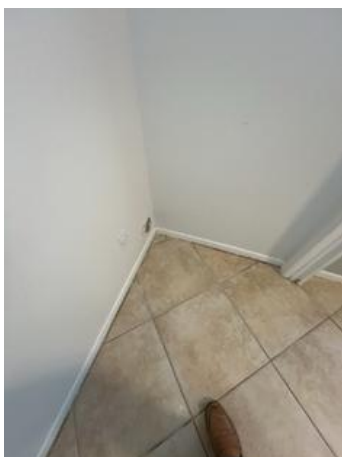
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🖼️ Image



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🖼️ Image



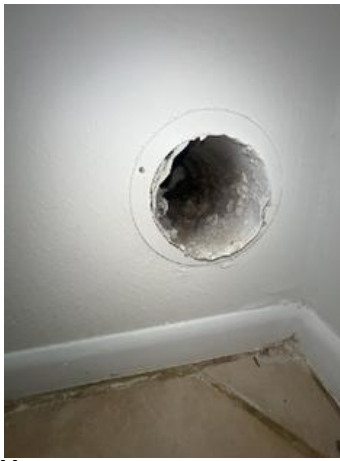
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🖼️ Image



📅 2024-03-07 14:47:37  
🔍 [30.71852111816406, -88.27537072154222](#)  
🖼️ Image



📅 2024-03-07 14:47:39  
 🔍 [30.71852111816406, -88.27537072154222](#)  
 🖼️ Image



📅 2024-03-07 14:47:41  
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 🖼️ Image



📅 2024-03-07 14:47:45  
 🔍 [30.71856689453125, -88.27525489436862](#)  
 🖼️ Image



📅 2024-03-07 14:47:48  
 🔍 [30.71820837448418, -88.27563079082246](#)  
 🖼️ Image

📖 Living Room	📍 CONDITION	✂ ACTION	💬 COMMENTS
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	



📅 2024-03-07 14:48:26  
📍 [30.71820837448418, -88.27563079082246](#)  
🖼️ Image



📅 2024-03-07 14:48:30  
📍 [30.71820837448418, -88.27563079082246](#)  
🖼️ Image



📅 2024-03-07 14:48:37  
📍 [30.71820837448418, -88.27563079082246](#)  
🖼️ Image



📅 2024-03-07 14:48:38  
📍 [30.71820837448418, -88.27563079082246](#)  
🖼️ Image



📅 2024-03-07 14:48:40  
📍 [30.71820837448418, -88.27563079082246](#)  
🖼️ Image



📅 2024-03-07 14:48:42  
📍 [30.71820837448418, -88.27563079082246](#)  
🖼️ Image



📅 2024-03-07 14:48:45  
 🔍 [30.71820837448418, -88.27563079082246](#)  
 🖼️ Image



📅 2024-03-07 14:48:47  
 🔍 [30.71820837448418, -88.27563079082246](#)  
 🖼️ Image

📖 Back Yard/Exterior	🔗 CONDITION	🛠️ ACTION	💬 COMMENTS
Building Exterior	- S - -	None	
Fence/Gate	- S - -	None	
Landscaping	- S - -	None	
Light Fixture	- S - -	None	
Porch/Stairs	- S - -	None	
Walkway	- S - -	None	



📅 2024-03-07 15:01:08  
 🔍 [30.71852751544743, -88.27530909337874](#)  
 🖼️ Image



📅 2024-03-07 15:01:10  
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 🖼️ Image





📅 2024-03-07 15:01:12  
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🖼️ Image



📅 2024-03-07 15:01:19  
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🖼️ Image



📅 2024-03-07 15:01:22  
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🖼️ Image



📅 2024-03-07 15:01:25  
📍 [30.71852751544743, -88.27530909337874](#)  
🖼️ Image



📅 2024-03-07 15:01:30  
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🖼️ Image



📅 2024-03-07 15:01:31  
📍 [30.71852751544743, -88.27530909337874](#)  
🖼️ Image





📅 2024-03-07 15:01:40  
📍 [30.71852751544743, -88.27530909337874](#)  
🖼️ Image



📅 2024-03-07 15:01:41  
📍 [30.71852751544743, -88.27530909337874](#)  
🖼️ Image



📅 2024-03-07 15:01:47  
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🖼️ Image



📅 2024-03-07 15:04:13  
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🖼️ Image



📅 2024-03-07 15:04:32  
📍 [30.71842052045345, -88.2754110173213](#)  
🖼️ Image



📅 2024-03-07 15:04:36  
📍 [30.71842052045345, -88.2754110173213](#)  
🖼️ Image





📅 2024-03-07 15:04:37  
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📅 2024-03-07 15:04:39  
🔍 [30.71842052045345, -88.2754110173213](#)  
🖼️ Image



📅 2024-03-07 15:04:56  
🔍 [30.71842052045345, -88.2754110173213](#)  
🖼️ Image



📅 2024-03-07 15:04:58  
🔍 [30.71842052045345, -88.2754110173213](#)  
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📅 2024-03-07 15:05:00  
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🖼️ Image



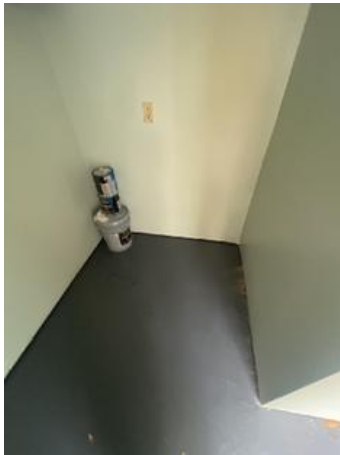
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🖼️ Image



📅 2024-03-07 15:06:27  
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 🖼️ Image



📅 2024-03-07 15:06:28  
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 🖼️ Image



📅 2024-03-07 15:14:24  
 🔍 [30.7183837890625, -88.27521299968812](#)  
 🖼️ Image



📅 2024-03-07 15:14:26  
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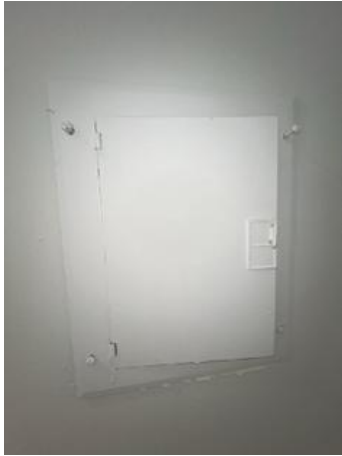





📅 2024-03-07 15:14:30  
 🔍 [30.7183837890625, -88.27521299968812](#)  
 🖼️ Image

🏠 Systems	📌 CONDITION	⚡ ACTION	💬 COMMENTS
Air Conditioning/Filter	- S - -	None	
Breaker Box	- S - -	None	




 Systems	 CONDITION	 ACTION	 COMMENTS
Furnace	- S - -	None	
Sewer Cleanout	- S - -	None	
Water Heater	- S - -	None	





 2024-03-07 14:48:02  
 [30.71820837448418, -88.27563079082246](#)  
 Image






 2024-03-07 14:48:04  
 [30.71820837448418, -88.27563079082246](#)  
 Image



 2024-03-07 14:48:06  
 [30.71820837448418, -88.27563079082246](#)  
 Image



 2024-03-07 14:48:57  
 [30.71820837448418, -88.27563079082246](#)  
 Image



📅 2024-03-07 14:49:07  
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📅 2024-03-07 14:49:59  
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📅 2024-03-07 14:50:00  
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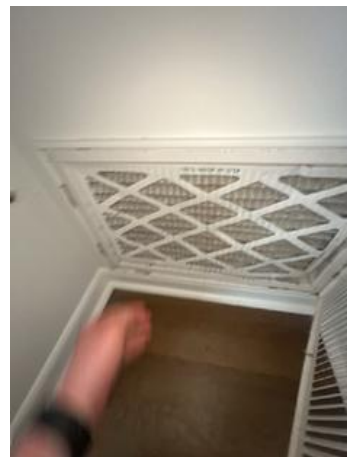
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📅 2024-03-07 14:50:39  
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📅 2024-03-07 15:02:04  
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🖼️ Image



📅 2024-03-07 15:03:28  
📍 [30.71846008300781, -88.27518137256206](#)  
🖼️ Image



📅 2024-03-07 15:03:31  
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📅 2024-03-07 15:06:34  
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📅 2024-03-07 15:06:36  
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📅 2024-03-07 15:06:39  
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📅 2024-03-07 15:14:04  
📍 [30.7183837890625, -88.27521299968812](#)  
🖼️ Image



📅 2024-03-07 15:14:06  
📍 [30.7183837890625, -88.27521299968812](#)  
🖼️ Image



📅 2024-03-07 15:14:07

📍 [30.7183837890625, -88.27521299968812](#)

[Image](#)



📅 2024-03-07 15:14:09

📍 [30.7183837890625, -88.27521299968812](#)

[Image](#)



📅 2024-03-07 15:14:13

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[Image](#)



📅 2024-03-07 15:14:16

📍 [30.7183837890625, -88.27521299968812](#)

[Image](#)

### Additional Comments

#### Maintenance:

- Stove top igniters not working
- No shelves for kitchen pantry (maybe in shed)
- A/C filters need to be replaced x2 (12x24x1 & 12x20x1)
- Smoke detectors needed
- Master bathroom vanity leaking at p-trap
- Master bathroom exhaust fan not working.
- Master bathroom shower leaking at wall of shower head valve
- Hall bath: Exhaust fan not working.
- Busted window on shed

### Final Comments

To dispute any findings of this inspection please notify us within 3 business days.

### Agent / Inspector Signature

