

# Property Management Report

Marchant Property Management, 100 W. Stone Avenue, Greenville,  
South Carolina, 29609

301 Londonderry Court

301 Londonderry Court, Greer, SC 29650

Inspection

2019-02-15

Inspector: Hunter Hughey

inspections@marchantpm.com

Tenant:

## CONDITION KEY

N - New

S - Satisfactory

! - Action

D - Damaged

Entry	CONDITION	ACTION	COMMENTS
Door/Knob/Lock	- S - -	None	
Doorbell	- S - -	None	
Flooring/Baseboard	- S - -	None	
Light Fixture/Fan	- S - -	None	
Other	- S - -	None	
Security/Screen Door	- S - -	None	
Switch/Outlet	- S - -	None	
Wall/Ceiling	- S - -	None	

Front Yard/Exterior	CONDITION	ACTION	COMMENTS
Building Exterior	- S - -	None	Owner is painting second story shutters.
Fence/Gate	- S - -	None	
Landscaping	- S - -	None	owner is completing Landscaping
Light Fixture	- S - -	None	
Mailbox/Keyed Location	- S - -	None	
Other	- S - -	None	
Patio Cover	- S - -	None	
Patio/Deck/Balcony	- S - -	None	
Porch/Stairs	- S - -	None	
Sprinkler/Timer	- - - D	None	
Walk/Driveway	- S - -	None	

Bathroom 1	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	
Medicine Cabinet/Mirror	- S - -	None	

Other	- S - -	None
Plumbing/Drain	- S - -	None
Shower Door/Rail/Curtain	- 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

Bathroom 2	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	
Medicine Cabinet/Mirror	- S - -	None	
Other	- S - -	None	
Plumbing/Drain	- S - -	None	
Shower Door/Rail/Curtain	- 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	

Bathroom 3	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	
Medicine Cabinet/Mirror	- S - -	None	
Other	- S - -	None	
Plumbing/Drain	- S - -	None	
Shower Door/Rail/Curtain	- 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

Bedroom 1	CONDITION	ACTION	COMMENTS
Closet/Door/Track/Shelving	- S - -	None	
Door/Knob/Lock	- S - -	None	
Flooring/Baseboard	- S - -	None	
HVAC Filter Size	- S - -	None	
Light Fixture/Fan	- S - -	None	
Other	- S - -	None	
Smoke Detector	- S - -	None	
Switch/Outlet	- S - -	None	
Wall/Ceiling	- S - -	None	
Window Covering	- S - -	None	Drapes can be removed
Window/Lock/Screen	- S - -	None	

Bedroom 2	CONDITION	ACTION	COMMENTS
Closet/Door/Track/Shelving	- S - -	None	
Door/Knob/Lock	- S - -	None	
Flooring/Baseboard	- S - -	None	
HVAC Filter Size	- S - -	None	
Light Fixture/Fan	- S - -	None	Needs connected to light switch
Other	- S - -	None	
Smoke Detector	- S - -	None	
Switch/Outlet	- S - -	None	
Wall/Ceiling	- S - -	None	
Window Covering	- S - -	None	
Window/Lock/Screen	- S - -	None	

Bedroom 3	CONDITION	ACTION	COMMENTS
Closet/Door/Track/Shelving	- S - -	None	
Door/Knob/Lock	- S - -	None	
Flooring/Baseboard	- S - -	None	
HVAC Filter Size	- S - -	None	
Light Fixture/Fan	- S - -	None	Needs connected to light switch
Other	- S - -	None	
Smoke Detector	- S - -	None	
Switch/Outlet	- S - -	None	
Wall/Ceiling	- S - -	None	
Window Covering	- S - -	None	
Window/Lock/Screen	- S - -	None	

Bedroom 4	CONDITION	ACTION	COMMENTS
Closet/Door/Track/Shelving	- S - -	None	
Door/Knob/Lock	- S - -	None	
Flooring/Baseboard	- S - -	None	

HVAC Filter Size	- S - -	None	
Light Fixture/Fan	- S - -	None	Needs connected to light switch
Other	- S - -	None	
Smoke Detector	- S - -	None	
Switch/Outlet	- S - -	None	cover missing
Wall/Ceiling	- S - -	None	
Window Covering	- S - -	None	Drapes can be removed
Window/Lock/Screen	- S - -	None	

Dining Room	CONDITION	ACTION	COMMENTS
Flooring/Baseboard	- S - -	None	
HVAC Filter Size	- 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	

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	

Kitchen	CONDITION	ACTION	COMMENTS
Cabinets/Drawers	- S - -	None	
Counter	- S - -	None	
Dishwasher	- S - -	None	
Faucet/Plumbing	- S - -	None	
Flooring/Baseboard	- S - -	None	
HVAC Filter Size	- S - -	None	
Light Fixture	- S - -	None	
Microwave	- S - -	None	
Other	- S - -	None	
Oven	- S - -	None	
Oven/Microwave	- S - -	None	
Range/Fan/Hood/Filter	- S - -	None	
Refrigerator	- S - -	None	
Sink/Disposal	- S - -	None	
Switch/Outlet	- S - -	None	
Trash Compactor	- S - -	None	
Wall/Ceiling	- S - -	None	

Window Covering	- S - -	None
Window/Lock/Screen	- S - -	None

Laundry Room	CONDITION	ACTION	COMMENTS
Cabinet/Counter/Shelving	- S - -	None	
Door/Knob/Lock	- S - -	None	
Dryer	- S - -	None	
Faucet/Valve	- S - -	None	
Flooring/Baseboard	- S - -	None	
HVAC Filter Size	- S - -	None	
Light Fixture/Fan	- S - -	None	
Other	- S - -	None	
Plumbing/Drain	- S - -	None	
Switch/Outlet	- S - -	None	
Wall/Ceiling	- S - -	None	
Washer	- S - -	None	
Window Covering	- S - -	None	
Window/Lock/Screen	- S - -	None	

Living Room	CONDITION	ACTION	COMMENTS
Door/Knob/Lock	- S - -	None	
Fireplace Equipment	- S - -	None	
Flooring/Baseboard	- S - -	None	
HVAC Filter Size	- S - -	None	
Light Fixture/Fan	- S - -	None	
Other	- S - -	None	
Switch/Outlet	- S - -	None	Missing covers
Wall/Ceiling	- S - -	None	
Window Covering	- S - -	None	
Window/Lock/Screen	- S - -	None	

Back Yard/Exterior	CONDITION	ACTION	COMMENTS
Building Exterior	- S - -	None	
Fence/Gate	- S - -	None	
Landscaping	- S - -	None	
Light Fixture	- S - -	None	
Other	- S - -	None	
Patio Cover	- S - -	None	
Patio/Deck/Balcony	- S - -	None	
Pool/Heater/Equipment	- S - -	None	
Porch/Stairs	- S - -	None	
Spa/Cover/Equipment	- S - -	None	
Sprinkler/Timer	- S - -	None	
Walkway	- S - -	None	

Side Yard/Exterior	CONDITION	ACTION	COMMENTS
Building Exterior	- S - -	None	

Fence/Gate	- S - -	None
Landscaping	- S - -	None
Light Fixture	- S - -	None
Other	- S - -	None
Patio Cover	- S - -	None
Patio/Deck/Balcony	- S - -	None
Pool/Heater/Equipment	- S - -	None
Porch/Stairs	- S - -	None
Spa/Cover/Equipment	- S - -	None
Sprinkler/Timer	- S - -	None
Walkway	- S - -	None

<b>Crawl Space</b>	<b>CONDITION</b>	<b>ACTION</b>	<b>COMMENTS</b>
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Other	- S - -	None	
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<b>Garage/Parking</b>	<b>CONDITION</b>	<b>ACTION</b>	<b>COMMENTS</b>
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Cabinet/Counter	- S - -	None
Driveway/Floor	- S - -	None
Electrical/Exposed Wiring	- S - -	None
Garage Door	- S - -	None
HVAC Filter Size	- S - -	None
Light Fixture	- S - -	None
Other	- S - -	None
Other Door/Knob/Lock	- S - -	None
Other Storage/Shelving	- S - -	None
Switch/Outlet	- S - -	None
Window/Lock/Screen	- S - -	None

<b>Patio</b>	<b>CONDITION</b>	<b>ACTION</b>	<b>COMMENTS</b>
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Other	- S - -	None	
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### **Additional Comments**

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Inspection prior to final cleaning and touch up paints, owner repairs, and garage cleaning

### **Final Comments**

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This is a visual inspection only. We do not assess any structural or mechanical defects.

## Entry

### Front Yard/Exterior

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Taken on: 2019-02-14 10:58:41

[360 Viewer](#)



Taken on: 2019-02-14 11:00:27

[Image](#)

### Bathroom 1

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Taken on: 2019-02-14 10:37:15

[360 Viewer](#)



Taken on: 2019-02-14 10:42:30

[Image](#)

### Bathroom 2

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Taken on: 2019-02-14 10:40:22

[360 Viewer](#)

### Bathroom 3

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Taken on: 2019-02-14 10:45:52  
[360 Viewer](#)

### Bedroom 1

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Taken on: 2019-02-14 10:36:26  
[360 Viewer](#)



Taken on: 2019-02-14 10:41:13  
[Image](#)



Taken on: 2019-02-14 11:11:29  
[Image](#)



**Bedroom 2**

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Taken on: 2019-02-14 10:38:57

[360 Viewer](#)



Taken on: 2019-02-14 10:43:14

[Image](#)



Taken on: 2019-02-14 11:12:10

[Image](#)

**Bedroom 3**

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Taken on: 2019-02-14 10:39:39

[360 Viewer](#)



Taken on: 2019-02-14 10:40:07

[Image](#)



Taken on: 2019-02-14 11:11:16

[Image](#)

#### Bedroom 4

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Taken on: 2019-02-14 10:38:06

[360 Viewer](#)



Taken on: 2019-02-14 10:42:49

[Image](#)



Taken on: 2019-02-14 11:11:54

[Image](#)

## Dining Room

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Taken on: 2019-02-14 10:49:35

[360 Viewer](#)

## Hallway/Stairs

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Taken on: 2019-02-14 10:43:56

[Image](#)



Taken on: 2019-02-14 11:11:03

[Image](#)



Taken on: 2019-02-14 11:11:07

[Image](#)



Taken on: 2019-02-14 11:11:39

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Taken on: 2019-02-14 10:46:23  
[360 Viewer](#)



Taken on: 2019-02-14 10:46:39  
[360 Viewer](#)



Taken on: 2019-02-14 10:49:35  
[Image](#)



Taken on: 2019-02-14 10:50:20  
[Image](#)



Taken on: 2019-02-14 10:50:26  
[Image](#)



Taken on: 2019-02-14 10:50:30  
[Image](#)



Taken on: 2019-02-14 10:50:36

[Image](#)



Taken on: 2019-02-14 10:50:41

[Image](#)



Taken on: 2019-02-14 10:50:49

[Image](#)



Taken on: 2019-02-14 10:50:52

[Image](#)



Taken on: 2019-02-14 10:50:56

[Image](#)



Taken on: 2019-02-14 10:51:01

[Image](#)



Taken on: 2019-02-14 10:51:11

[Image](#)



Taken on: 2019-02-14 10:51:17

[Image](#)



Taken on: 2019-02-14 10:51:24

[Image](#)



Taken on: 2019-02-14 10:51:32

[Image](#)

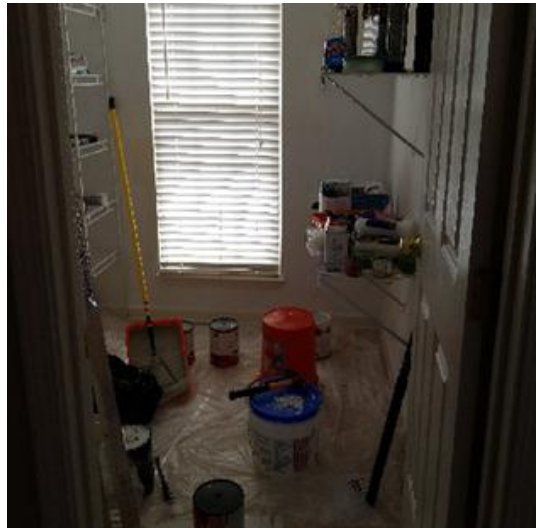
**Laundry Room**

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Taken on: 2019-02-14 10:51:44

[Image](#)



Taken on: 2019-02-14 10:51:52

[Image](#)



Taken on: 2019-02-14 10:51:57

[Image](#)

### Living Room



Taken on: 2019-02-14 10:47:26

[360 Viewer](#)



Taken on: 2019-02-14 10:48:21

[360 Viewer](#)



Taken on: 2019-02-14 10:52:17

[Image](#)



Taken on: 2019-02-14 10:52:23

[Image](#)

**Back Yard/Exterior**

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Taken on: 2019-02-14 10:54:14  
[360 Viewer](#)

**Side Yard/Exterior**

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Taken on: 2019-02-14 10:55:20  
[360 Viewer](#)



Taken on: 2019-02-14 10:56:02  
[360 Viewer](#)



Taken on: 2019-02-14 10:57:29  
[360 Viewer](#)



Crawl Space

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Garage/Parking

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Taken on: 2019-02-14 10:56:50

[360 Viewer](#)

Patio

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Taken on: 2019-02-14 10:56:59

[360 Viewer](#)