

WALKPOINT DEMO INSPECTIONS

PROPERTY INSPECTION REPORT

Maple Court Apartments — Unit 2B

120 Maple Court, Austin, TX, 78701

INSPECTOR

Jordan Alvarez

DATE

2026-08-15

TYPE

Move-out Inspection

OVERALL

Poor

PROPERTY
Maple Court Apartments — Unit 2B
120 Maple Court, Austin, TX, 78701

INSPECTOR
Jordan Alvarez

DATE
2026-08-15
Move-out Inspection

REPORT ID
WP-3C688714
Generated 15 Aug 2026

Overall condition: Poor

Rating scale: Good Fair Poor N/A · "Pending" = not yet reviewed

ENTRY & LIVING

Entry door, lock & deadbolt		Good
Walls, ceiling & paint	Minor scuffs near sofa wall; normal wear.	Good
Flooring		Good
Windows & blinds		Good

KITCHEN

Range & hood	Front-left burner does not ignite; hood light out and fan rattles. Recommend appliance service or replacement before next lease.	Poor
Front-left burner — no ignition 2026-08-15		
Refrigerator	Clean, cooling normally (38°F).	Good
Sink & faucet	Slow drain in left basin; aerator scaled. Snake drain, replace aerator.	Fair
Cabinets & counters		Good
Dishwasher		Good

BATHROOM

Toilet		Good
Tub / shower		Good
Caulk & grout	Mildew at tub surround caulk line; re-caulk recommended.	Fair
 Mildew along tub caulk line 2026-08-15		
Vanity & sink		Good

BEDROOM

Walls, ceiling & paint		Good
Closet & doors		Good
Windows & screens	Bedroom window screen torn (approx. 3 in). Replace screen.	Fair
 Torn bedroom screen (~3 in) 2026-08-15		

SAFETY

Smoke / CO detectors	Hallway smoke detector chirping — replace battery; verify CO detector date.	Fair
GFCI outlets (kitchen/bath)	Both trip and reset correctly.	Good

Action Items

Items requiring follow-up, ordered by priority.

Priority	Area	Item	Notes
High	Kitchen	Range & hood	Front-left burner does not ignite; hood light out and fan rattles. Recommend appliance service or replacement before next lease.
Medium	Kitchen	Sink & faucet	Slow drain in left basin; aerator scaled. Snake drain, replace aerator.
Medium	Bathroom	Caulk & grout	Mildew at tub surround caulk line; re-caulk recommended.
Medium	Bedroom	Windows & screens	Bedroom window screen torn (approx. 3 in). Replace screen.

Medium

Safety

Smoke / CO detectors

Hallway smoke detector chirping — replace battery; verify CO detector date.

Summary

18 items reviewed: 13 Good, 4 Fair, 1 Poor.

Attention needed:

- Kitchen — Range & hood (Poor)
- Kitchen — Sink & faucet (Fair)
- Bathroom — Caulk & grout (Fair)
- Bedroom — Windows & screens (Fair)
- Safety — Smoke / CO detectors (Fair)

SIGNATURES & VERIFICATIONInspector signature
Jordan Alvarez

Signed electronically 2026-08-15 11:48 UTC · IP 203.0.113.10

License / credentials

**TX Lic. #TREC-24917 · InterNACHI
CPI**

Date

2026-08-15

Client / resident acknowledgment

Priya Nair, Lakeside Holdings

Signed electronically 2026-08-15 11:49 UTC · in person · IP 203.0.113.10

Date

2026-08-15