CONTRACTOR PUNCH LIST

Report Reference
EPS-SAMPLE

Sample Property

SAMPLE

CONTRACTOR / TURNOVER SUMMARY

21	**2**	**18**
Paint / Prep	Drywall	Repair / Replace
4	**4**	**25**
Cleaning	Flooring	Evaluation

74 documented items across 20 Areas

REPORT PURPOSE

This Contractor Punch List organizes documented conditions for contractor use. Each item identifies the Area, Asset, and observed condition, includes a general suggested action, and points to the supporting photographs. It is prepared to support repair evaluation, pricing, and property turnover.

SCOPE DISCLAIMER

Suggested actions are preliminary and based on documented property conditions. EPS does not determine causation, tenant responsibility, normal wear and tear, or security deposit deductions. This report is not a contractor bid or final repair estimate. Contractors must verify appropriate repair methods, quantities, and pricing. Those decisions remain with the property manager.

ABBREVIATED SAMPLE — Selected pages from a full EPS property documentation report. Not a complete property record.

Each row is one documented condition, grouped by Area, with a general suggested action and the page of its supporting photographs.

AREA INDEX Front Elevation · Right Elevation · Left Elevation · Exterior · Entry/Stairs · Living · Dining · Kitchen · Laundry Hallway · Bathroom · Bedroom · Primary Bedroom · Primary closet · Primary Bathroom · Loft · 2nd Floor Hall Bedroom 3 · Bathroom 3 · Bedroom 4

FRONT ELEVATION

#	Asset	Observed Condition	Suggested Action	Photo	Detail
01	Doors	**Cracking** Observed dents on the garage door. NOTED	Repair the affected component.		13
02	Doors	**Wear** Observed wear on the doors. NOTED	Prepare and repaint.		13

Front Elevation — Proposed Quote
Contractor-provided amount
$ _____

RIGHT ELEVATION

#	Asset	Observed Condition	Suggested Action	Photo	Detail
03	Doors	Door edge exhibits visible scuffing and surface abrasions. Adjacent weatherstripping exhibits peeling and separation along the vertical edge. NOTED	Repair the affected component.		13

Right Elevation — Proposed Quote
Contractor-provided amount
$ _____

LEFT ELEVATION

#	Asset	Observed Condition	Suggested Action	Photo	Detail
04	Windows	**Swelling** Window trim component exhibits visible weathering, surface deterioration, and area of material loss. PRIORITY	Contractor evaluation required.		14

Left Elevation — Proposed Quote
Contractor-provided amount
$ _____

SAMPLE

ABBREVIATED SAMPLE — Selected pages from a full EPS property documentation report. Not a complete property record.

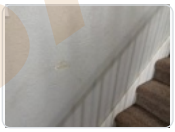
Back to Punch List Index

EXTERIOR

#	Asset	Observed Condition	Suggested Action	Photo	Detail
05	Fence	**Loose / Detached** Fence observed loose. NOTED	Repair the affected component.		14

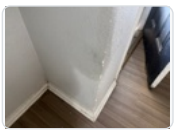
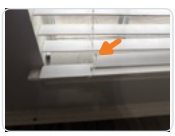
Exterior — Proposed Quote
Contractor-provided amount
$ _____

ENTRY/STAIRS

#	Asset	Observed Condition	Suggested Action	Photo	Detail
06	Walls	**Scuffing** Observed scuffing on the walls. NOTED	Prepare and repaint.		15
07	Floor	**Staining / Discoloration** Observed staining on the flooring. NOTED	Clean and remove residue.		15

Entry/Stairs — Proposed Quote
Contractor-provided amount
$ _____

LIVING

#	Asset	Observed Condition	Suggested Action	Photo	Detail
08	Walls	**Chipping** Observed localized chipping on the walls. NOTED	Prepare and repaint.		15
09	Walls	**Scuffing** Observed scuffing on the walls. NOTED	Prepare and repaint.		15
10	Floor	**Chipping** Observed localized chipping on the flooring. PRIORITY	Repair the affected component.		15
11	Window Coverings / Blinds	**Cracking** Observed cracked slat in the window coverings. NOTED	Replace the affected component.		15

SAMPLE

ABBREVIATED SAMPLE — Selected pages from a full EPS property documentation report. Not a complete property record.

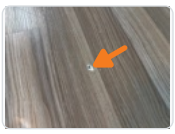
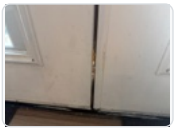
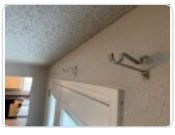
Back to Punch List Index

LIVING (CONTINUED)

#	Asset	Observed Condition	Suggested Action	Photo	Detail
12	Electrical	**Missing** Electrical observed missing cover NOTED	Replace the affected component.		16
13	Electrical	**Cracking** Cover plate observed with blue tape applied holding to wall surface NOTED	Replace the affected component.		16
14	Fireplace	**Scuffing** Observed substance adhered to mantel surface with localized scuffing across mantel NOTED	Clean and remove residue.		16

Living — Proposed Quote
Contractor-provided amount
$ _____

DINING

#	Asset	Observed Condition	Suggested Action	Photo	Detail
15	Walls	**Staining / Discoloration** Observed staining on the wall cap NOTED	Prepare and repaint.		16
16	Walls	**Scuffing** Observed scuffing on the walls. NOTED	Prepare and repaint.		16
17	Baseboards	**Scuffing** Observed scuffing on the baseboards. NOTED	Clean and remove residue.		16
18	Floor	**Chipping** Observed localized chipping on the flooring. PRIORITY	Repair the affected component.		16
19	Doors	Door seal observed separated with exposure to exterior visible NOTED	Repair the affected component.		17
20	Window Coverings / Blinds	**Loose / Detached** Window coverings observed loose. NOTED	Repair the affected component.		17

SAMPLE

ABBREVIATED SAMPLE — Selected pages from a full EPS property documentation report. Not a complete property record.

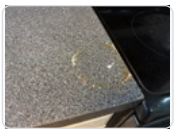
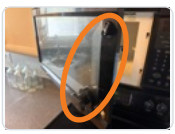
Back to Punch List Index

DINING (CONTINUED)

#	Asset	Observed Condition	Suggested Action	Photo	Detail
21	Electrical	**Loose / Detached** Observed cover plate with applied blue tape holding plate to wall NOTED	Replace the affected component.		17

Dining — Proposed Quote
Contractor-provided amount
$ _____

KITCHEN

#	Asset	Observed Condition	Suggested Action	Photo	Detail
22	Walls	**Swelling** Observed swelling of the walls. URGENT	Contractor evaluation required.		17
23	Floor	**Scuffing** Observed scuffing on the flooring. NOTED	Repair the affected component.		17
24	Countertops	**Chipping** Observed localized discoloring/heat impacts on the countertops. NOTED	Contractor evaluation required.		17
25	Dishwasher	**No Power Observed** Power On check result: No Power Observed. FUNCTIONAL CHECK	Contractor evaluation required.		17
26	Microwave	**Loose / Detached** Microwave observed cracked and missing handle. NOTED	Contractor evaluation required.		18

Kitchen — Proposed Quote
Contractor-provided amount
$ _____

LAUNDRY

#	Asset	Observed Condition	Suggested Action	Photo	Detail
27	Walls	**Scuffing** Observed scuffing on the walls. NOTED	Prepare and repaint.		18

SAMPLE SAMPLE

ABBREVIATED SAMPLE — Selected pages from a full EPS property documentation report. Not a complete property record.

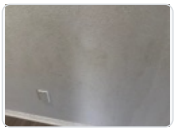
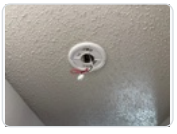
Back to Punch List Index

LAUNDRY (CONTINUED)

#	Asset	Observed Condition	Suggested Action	Photo	Detail
28	Trim / Casing	**Cracking** Observed cracking in the trim and casing. NOTED	Patch and repaint.		18
29	Floor	**Swelling** Observed swelling of the flooring. NOTED	Repair the affected component.		18

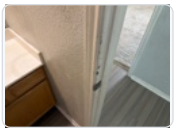
Laundry — Proposed Quote
Contractor-provided amount
$ _____

HALLWAY

#	Asset	Observed Condition	Suggested Action	Photo	Detail
30	Walls	**Staining / Discoloration** Observed staining on the walls. NOTED	Prepare and repaint.		19
31	Baseboards	**Scuffing** Observed scuffing on the baseboards. NOTED	Prepare and repaint.		19
32	Smoke Alarm	**Missing** Smoke alarm observed missing. PRIORITY	Replace the affected component.		19

Hallway — Proposed Quote
Contractor-provided amount
$ _____

BATHROOM

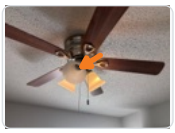
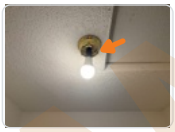
#	Asset	Observed Condition	Suggested Action	Photo	Detail
33	Ceiling	**Delamination** Observed delamination of the ceiling. PRIORITY	Patch and repaint.		19
34	Trim / Casing	**Scuffing** Observed scuffing on the trim and casing. NOTED	Prepare and repaint.		19

SAMPLE

ABBREVIATED SAMPLE — Selected pages from a full EPS property documentation report. Not a complete property record.

Back to Punch List Index

BEDROOM 4 (CONTINUED)

#	Asset	Observed Condition	Suggested Action	Photo	Detail
73	Lighting	**Missing** Ceiling fan with missing bulb. NOTED	Replacement of missing light bulbs		26
74	Lighting	**Missing** Lighting cover observed missing. NOTED	Replace the affected component.		26

Bedroom 4 — Proposed Quote
Contractor-provided amount

$ _____

Total Proposed Quote: $ _____

SAMPLE

ABBREVIATED SAMPLE — Selected pages from a full EPS property documentation report. Not a complete property record.

Back to Punch List Index

FRONT ELEVATION — CONDITIONS 01–02

SUPPORTING EVIDENCE

01 Doors: Cracking · **02** Doors: Wear

AREA OVERVIEW — Photo 3



01 — Photo 12



02 — Photo 15



RIGHT ELEVATION — CONDITION 03

SUPPORTING EVIDENCE

03 Doors: Door edge exhibits visible scuffing…

AREA OVERVIEW — Photo 19



03 — Photo 24



SAMPLE

ABBREVIATED SAMPLE — Selected pages from a full EPS property documentation report. Not a complete property record.

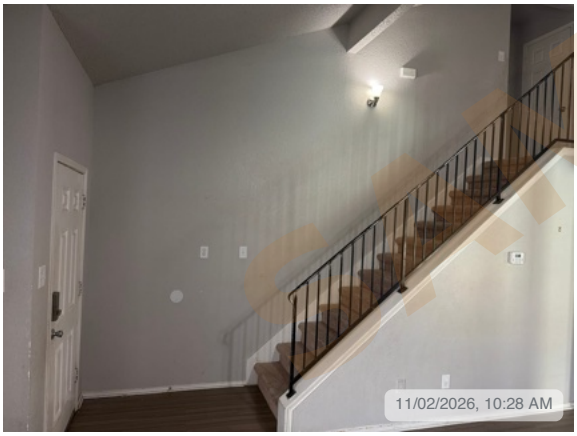
Back to Punch List Index

ENTRY/STAIRS — CONDITIONS 06–07

SUPPORTING EVIDENCE

06 Walls: Scuffing · 07 Floor: Staining / Discoloration

AREA OVERVIEW — Photo 63



06 — Photo 66



07 — Photo 70



LIVING — CONDITIONS 08–11

SUPPORTING EVIDENCE

08 Walls: Chipping · 09 Walls: Scuffing · 10 Floor: Chipping · 11 Window Coverings / Blinds: Cracking

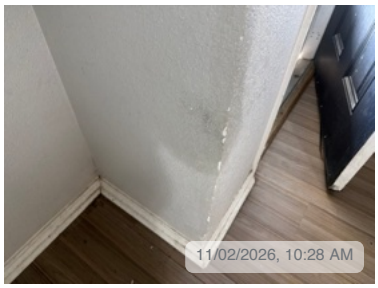
AREA OVERVIEW — Photo 75



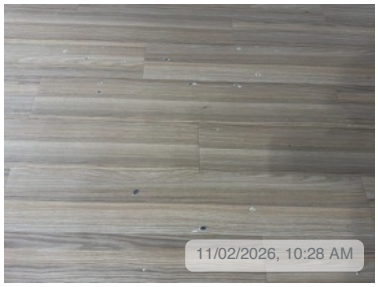
08 — Photo 80



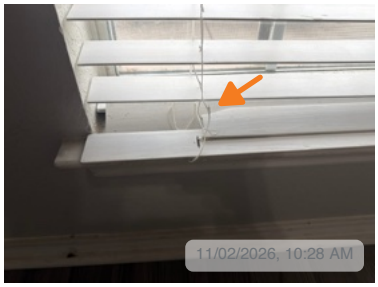
09 — Photo 84



10 — Photo 89



11 — Photo 95



SAMPLE

ABBREVIATED SAMPLE — Selected pages from a full EPS property documentation report. Not a complete property record.

Back to Punch List Index

LIVING — CONDITIONS 12–14

SUPPORTING EVIDENCE — CONTINUED

12 Electrical: Missing · 13 Electrical: Cracking · 14 Fireplace: Scuffing

12 Photo 98



13 Photo 99



14 Photo 102



DINING — CONDITIONS 15–18

SUPPORTING EVIDENCE

15 Walls: Staining / Discoloration · 16 Walls: Scuffing · 17 Baseboards: Scuffing · 18 Floor: Chipping

AREA OVERVIEW Photo 103



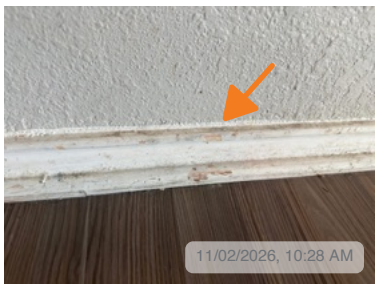
15 Photo 107



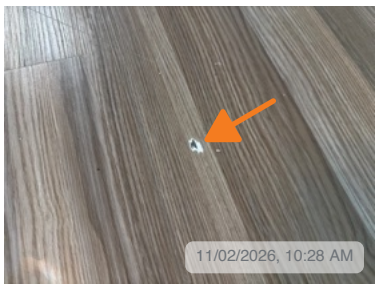
16 Photo 109



17 Photo 111



18 Photo 115



SAMPLE

ABBREVIATED SAMPLE — Selected pages from a full EPS property documentation report. Not a complete property record.

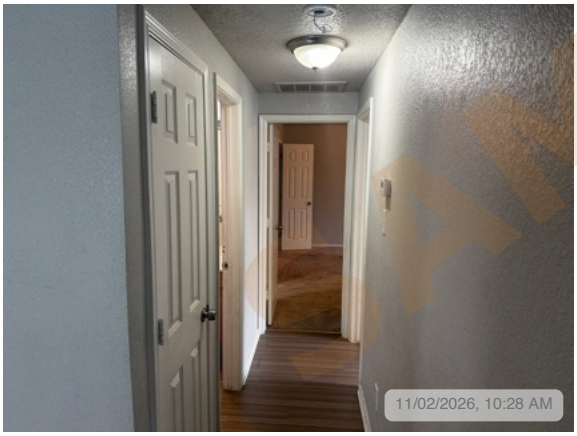
Back to Punch List Index

HALLWAY — CONDITIONS 30–32

SUPPORTING EVIDENCE

30 Walls: Staining / Discoloration · 31 Baseboards: Scuffing · 32 Smoke Alarm: Missing

AREA OVERVIEW — Photo 197



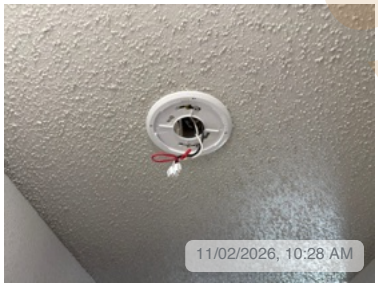
30 — Photo 200



31 — Photo 202



32 — Photo 209



BATHROOM — CONDITIONS 33–36

SUPPORTING EVIDENCE

33 Ceiling: Delamination · 34 Trim / Casing: Scuffing · 35 Lighting: Missing · 36 Vanity: Swelling

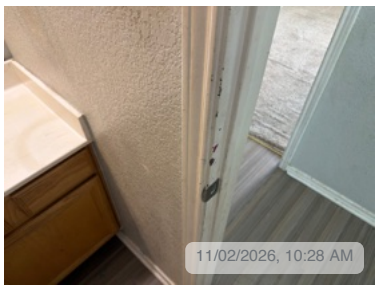
AREA OVERVIEW — Photo 212



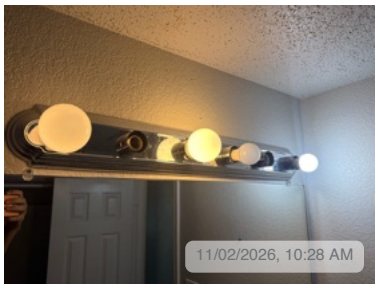
33 — Photo 215



34 — Photo 220



35 — Photo 221



36 — Photo 224



SAMPLE

ABBREVIATED SAMPLE — Selected pages from a full EPS property documentation report. Not a complete property record.

Back to Punch List Index

BEDROOM — CONDITIONS 37–42

SUPPORTING EVIDENCE

37 Walls: Scuffing · 38 Floor: Staining / Discoloration · 39 Doors: Residue / Substance · 40 Window Coverings / Blinds: Cracking
41 Lighting: Missing · 42 Electrical: Cracking

AREA OVERVIEW — Photo 231



37 — Photo 235



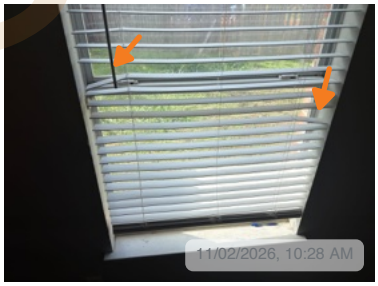
38 — Photo 238



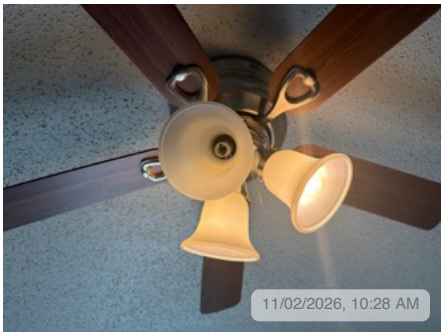
39 — Photo 240



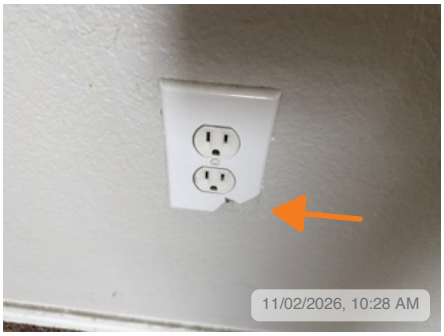
40 — Photo 243



41 — Photo 245



42 — Photo 250



SAMPLE

ABBREVIATED SAMPLE — Selected pages from a full EPS property documentation report. Not a complete property record.

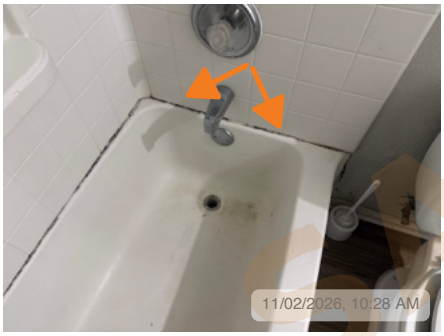
Back to Punch List Index

BATHROOM 3 — CONDITION 70

SUPPORTING EVIDENCE — CONTINUED

70 Tub / Shower: Delamination

70 Photo 406



BEDROOM 4 — CONDITIONS 71–74

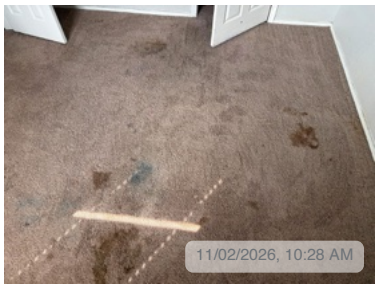
SUPPORTING EVIDENCE

71 Floor: Staining / Discoloration · 72 Doors: Staining / Discoloration · 73 Lighting: Missing · 74 Lighting: Missing

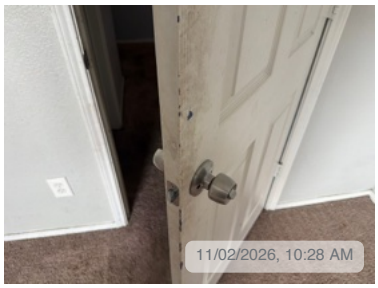
AREA OVERVIEW Photo 407



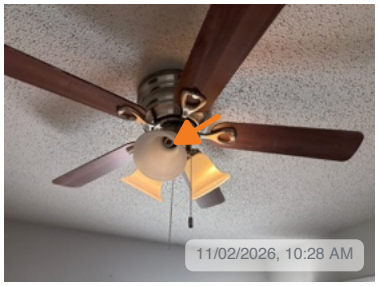
71 Photo 413



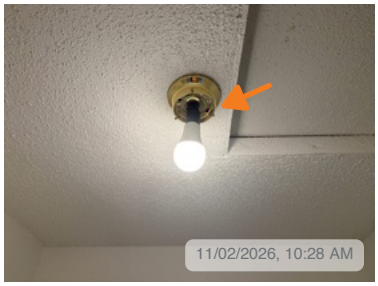
72 Photo 417



73 Photo 423



74 Photo 424



SAMPLE SAMPLE

ABBREVIATED SAMPLE — Selected pages from a full EPS property documentation report. Not a complete property record.