

## 9 TYPES OF SINGLE-FAMILY RENTAL INSPECTIONS

The decisions you make for your single-family rental (SFR) investments rely on timely, detailed and accurate data. Different types of home inspections, which are conducted throughout the [SFR lifecycle](#), are a key way to collect that data. This quick reference guide highlights nine of most common SFR home inspections MCS conducts.

### 1. Pre-Acquisition Inspections

are conducted before you acquire a property and cover both the interior and exterior of the property, to help you understand required repairs that could impact your investment decision.



### 2. Rehab Scoping Inspections

are conducted post-acquisition and offer a detailed look of what needs to be repaired or renovated to get a property rented.



### 3. Occupancy Checks

are designed to confirm whether the property is occupied.



### 4. Property Condition Reports (PCRs)

can offer insights into the property's exterior condition and confirm whether it conforms with the neighborhood and HOA regulations, as well as identify any outstanding repairs.



### 5. Disaster Inspections

are performed in response to natural disasters, such as damage from storms, to give owners and operators immediate eyes on their property to assess damage.

### 6. Insurance Loss Draft Inspections

are conducted to confirm the repair progress on a property after damage from an event like a fire or flood. They outline the work that's been completed at various intervals to secure the release of funding needed to complete the next steps.

## 7. Pre- & Post-Move-Out Inspections

helps you understand the condition of the property as the tenant vacates, so you know the work that needs to be done before the home can be rented again, as well as what needs to be done with returning deposits to a renter.

## 8. Home Health Inspections

enable SFR owners or operators to check on the condition of the property—from major appliances to plumbing and HVAC—while a tenant is occupying it, so that minor issues can be addressed through [preventive maintenance](#) before they become major problems.

## 9. Build-to-Rent Inspections

can help investors involved in building SFR properties ensure that they are truly rent-ready after the builder completes their work to enable the cleanest move-in possible for their renters.



## Inspection Add-Ons Like a 3D Property Scan

can enhance inspections by enabling investors to do a 3D virtual walkthrough of the property from any remote location. They also can be used as a marketing tool post-rehab.



**The right property services partner can help you make the most of your SFR investments.**

To learn more about our full suite of single-family rental home inspection services, contact **Jason Myers** at [Jason.Myers@mcs360.com](mailto:Jason.Myers@mcs360.com) or **Kerry Anderson** at [Kerry.Anderson@MCS360.com](mailto:Kerry.Anderson@MCS360.com).