



# Move Out Inventory & Condition Form

Inspection Date	Technician	Property	Units
01-02-2026	Leno Quattlebaum III	The Diamond at Phoenixville	212

Approved By	Travis Poston
Resident Name	Zachary Finkbiner
Forwarding Mailing Address	1220 Tyler Ave Phoenixville, PA 19460
Date Resident Turned in Keys (For evictions - date all belongings were removed)	12-31-2025

Damage Summary				
Main Category	Sub Category	Charges Type	Note	Charges
Oven / Range	Oven Cleaning	Clean		\$0
Oven / Range	Range burners	Clean		\$0
Cabinets	Cabinet Shelf	Repair	kitchen cabinet shelf damaged and needs cleaning inside cabinets	\$30
Refrigerator (Freezer)	Cleaning Refrigerator	Clean	normal cleaning	\$0
LIVING ROOM	Ceilings / Lights	Repair		\$0
LIVING ROOM	Window	Repair		\$0
DINING ROOM	Ceilings / Lights	Repair		\$0
DINING ROOM	Walls / Outlets	Repair		\$0
KITCHEN	Kitchen Sink	Clean		\$0
KITCHEN	Microwave	Clean		\$0
BEDROOMS	Floors / Carpet	Replace		\$0
BEDROOMS	Walls / Outlets	Repair		\$0
BATHROOM	Cleaning Bathroom	Clean	cleaning in tub and toilet	\$20

BATHROOM	Remove Mildew on Tiles	Clean	cleaning inside bathroom, mildew on tiles and caulking	\$50
PAINTING	Border Removal (Per Room)	Replace	baseboard damage in bedroom	\$25
PAINTING	Wallpaper Removal (Per Room)	Repair	adhesives left on walls / extensive paint + walls damage from adhesives	\$150
CARPET	Replace Carpet 1 Bedroom	Replace	carpets worn from normal wear and tear- no charge	\$0
CARPET	Replace Carpet 2 Bedroom	Replace	carpets worn form normal wear and tear- no charge	\$0
<b>Additional Damage Charges</b>				
Total Charges				\$275.00

<b>LIVING ROOM:</b>	
Ceilings / Lights:	Not Ok
Charges Type	Repair
Charges	
Comment	Needs Paint



Door / Closet:	Ok
Other:	Ok
Walls / Outlets:	Ok
Window:	Not Ok
Charges Type	Repair
Charges	
Comment	Window seals need repairing.



Window coverings:

Ok

**DINING ROOM:**

Ceilings / Lights:

Not Ok

Charges Type

Repair

Charges

Comment

Needs patch work



Walls / Outlets:

Not Ok

Charges Type

Repair

Charges

Comment

Need paint



Window:

Ok

Window coverings:	Ok
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<b>KITCHEN:</b>	
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Backsplash:	Ok
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<b>Cabinets:</b>	
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Cabinet Shelf:	Not Ok
Charges Type	Repair
Charges	
Comment	Need repair and are left nasty



Ceiling Fan:	N/A
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Ceiling Light Fixture:	Ok
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<b>Dishwasher:</b>	
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Dishwasher Knob:	Ok
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<b>Dishwasher:</b>	
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Dishwasher Rack:	Ok
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<b>Dishwasher:</b>	
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Dishwasher Silverware Holder:	Ok
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Electric Meter:	N/A
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Faucet:	Ok
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Faucet Knobs:	Ok
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Floors:	Ok
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Garbage Disposal:	Ok
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Is there a FireAvert red box, plug, and solenoid?:	Ok
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Kitchen Sink:	Not Ok
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Charges Type	Clean
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Charges	
Comment	Needs to be cleaned



Microwave:	Not Ok
Charges Type	Clean
Charges	
Comment	Needs to be cleaned



Other:	Ok
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<b>Oven / Range:</b>	
Oven Cleaning:	Not Ok
Charges Type	Clean
Charges	
Comment	Needs to be cleaned



<b>Oven / Range:</b>	
Oven door handle:	Ok

<b>Oven / Range:</b>	
Oven drip pan:	Ok

<b>Oven / Range:</b>	
Oven knobs:	Ok

<b>Oven / Range:</b>	
Oven Racks:	Ok

<b>Oven / Range:</b>	
Range burners:	Not Ok
Charges Type	Clean
Charges	
Comment	Needs to be cleaned



<b>Oven / Range:</b>	
Range Hood:	Ok

Oven Door Handle:	Ok
Oven Racks:	Ok
Range Top:	Ok

<b>Refrigerator (Freezer):</b>	
Cleaning Refrigerator:	Not Ok
Charges Type	Clean
Charges	
Comment	Needs to be cleaned



<b>Refrigerator (Freezer):</b>	
Refrigerator (Drawers):	Ok

<b>Refrigerator (Freezer):</b>	
Refrigerator (Shelf and Bars):	Ok
<b>Refrigerator (Freezer):</b>	
Refrigerator Crisper Glass/Plastic:	Ok
Rubber Stopper:	Ok
Wall Outlets:	Ok
Washer/Dryer:	Ok

<b>BEDROOMS:</b>	
Ceilings / Lights:	Ok
Door / Closet:	Ok
Floors / Carpet:	Not Ok
Charges Type	Replace
Charges	
Comment	Carpets need to be replaced



Walls / Outlets:	Not Ok
Charges Type	Repair
Charges	
Comment	Walls in both rooms have adhesive on the walls



Window:	Ok
Window coverings:	Ok

<b>BATHROOM:</b>	
Cabinets / Mirror:	Ok
Ceiling Lights:	Ok
Cleaning Bathroom:	Not Ok
Charges Type	Clean
Charges	
Comment	Bathroom left uncleaned



Complete Toilet:	Ok
Counter Top:	Ok
Floors:	Ok
Formica /Tile:	Ok
Is there signs of moisture from outside in the apartment?:	Ok
Medicine Cabinet:	N/A
Mirror Cabinet:	N/A
Other:	Ok
Remove Mildew on Tiles:	Not Ok

Charges Type	Clean
Charges	
Comment	Mildew throughout tub and shower area



Shower Curtain Bar:	N/A
Shower Head:	Ok
Sink:	Ok
Soad Dish (Tub):	Ok
Soap Dish (Sink):	N/A
Toilet Paper Holder:	Ok
Toilet Tank:	Ok
Towel Bar:	Ok
Tub Knob(s):	Ok
Tub Reglazing:	Ok
Vanity Cabinet:	Ok
Wall Outlets:	Ok
Window:	N/A

<b>LOCKS:</b>	
Door Knob:	Ok
Door Lock:	Ok
Ensure the apartment door has an automatic closure and closes properly. :	Ok
Fix Door when extra lock is removed:	Ok
Mail-Box Lock:	Ok

<b>KEYS:</b>	
Failure To Return Apartment Key:	Ok
Failure To Return Mailbox Key:	Ok

<b>DOORS:</b>	
Apartment Door:	Ok
Apartment Door closes automatically:	Ok
Frame:	Ok
Hollow:	Ok
Solid Core & Steel:	Ok

<b>PAINTING:</b>	
Border Removal (Per Room):	Not Ok
Charges Type	Replace
Charges	
Comment	Needs to replace baseboard



Wallpaper Removal (Per Room):	Not Ok
Charges Type	Repair
Charges	
Comment	Adhesive left on walls



<b>CARPET:</b>	
Burns:	Ok
Deodorize:	Ok

Pet Treatment (Odor):	Ok
Replace Carpet 1 Bedroom:	Not Ok
Charges Type	Replace
Charges	
Comment	Carpet needs to be replaced



Replace Carpet 2 Bedroom:	Not Ok
Charges Type	Replace
Charges	
Comment	Carpet needs to be replaced



Shampoo 1 Bedroom:	N/A
Shampoo 2 Bedroom:	N/A
Stain Removal:	Ok

<b>MISCELLANEOUS:</b>	
Broken Window Glass (Per Pane):	Ok
Cabinet Equipment:	Ok
Carbon Monoxide Detector:	Ok
Cleaning of Apartment:	Ok
Clear Storage Locker:	Ok

Closet Shelves:	Ok
Common Area damaged during moveout:	Ok
Door Intercom System:	Ok
Exhaust Fan:	Ok
Fan Blades:	Ok
If fire stops have been installed throughout the property, ensure fire stops are installed.:	Ok
Light Globes:	Ok
Mini Blind(s) each:	Ok
Outside Lights:	Ok
Phone Jack:	Ok
Rallings:	Ok
Removal Of Bulk Items:	Ok
Remove Debris (Per Bag):	Ok
Sliding Mirror/Glass Door (2):	Ok
Smoke Detector Alarm:	Ok
Stoppage by foreign object in any drain:	Ok
Switch Plate Covers:	Ok
Thermostat Cover:	Ok
Vertical Blinds:	Ok
Vinly Tile Bathroom:	Ok
Vinly Tile Kitchen:	Ok
Window Screen(s) each:	Ok
Window Sills:	Ok

<b>OVERALL:</b>	
Signs of Moisture inside the apartment:	Ok
Signs of Moisture outside the apartment:	Ok

Resident	
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Lindy Community Representative Name

Leno Quattlebaum III



Technician

Leno Quattlebaum III

Resident not available for signature

YES