



## Move Out Inventory & Condition Form

Inspection Date	Technician	Property	Units
05-21-2025	Daniel Ortiz	Meadowbrook	670

Approved By	Lori Kolinchak
Resident Name	Erika Dorsey
Forwarding Mailing Address	1331 Gilham Street, Philadelphia, PA 19112
Date Resident Turned in Keys (For evictions - date all belongings were removed)	05-21-2025

Damage Summary				
Main Category	Sub Category	Charges Type	Note	Charges
Oven / Range	Oven Cleaning	Replace	Oven not cleaned	\$50
Oven / Range	Oven drip pan	Replace	Need to replace	\$15
Oven / Range	Range burners	Replace	Charged for replacement under range top	\$0
Refrigerator (Freezer)	Cleaning Refrigerator	Clean	Not left clean	\$25
KITCHEN	Cleaning of Stove	Replace	included under oven cleaning	\$0
KITCHEN	Drip Pan	Replace	charged above	\$0
KITCHEN	Floors	Clean	dirty	\$25
KITCHEN	Is there a FireAvert red box, plug, and solenoid?	Clean	no charge	\$0
KITCHEN	Microwave	Clean	not clean	\$10
KITCHEN	Range Top	Replace		\$150
BEDROOMS	Door / Closet	Replace		\$90
BEDROOMS	Floors / Carpet	Replace		\$0
BATHROOM	Cleaning Bathroom	Clean		\$75

KEYS	Failure To Return Apartment Key	Replace		\$50
KEYS	Failure To Return Mailbox Key	Replace	turned in	\$0
PAINTING	Holes in Walls (Each Hole)	Repair		\$40
CARPET	Deodorize	Replace		\$0
CARPET	Pet Treatment (Odor)	Clean	charged under cleaning	\$0
CARPET	Shampoo 1 Bedroom	Replace	Carpet Dirty	\$250
MISCELLANEOUS	Cleaning of Apartment	Clean	charged above	\$0
MISCELLANEOUS	Sliding Mirror/Glass Door (2)	Replace		\$200
MISCELLANEOUS	Was personal property left behind?			\$0
MISCELLANEOUS	Was the resident locked out?			\$0
<b>Additional Damage Charges</b>				
Total Charges				\$980.00

<b>LIVING ROOM:</b>	
Ceilings / Lights:	Ok
Door / Closet:	Ok
Other:	Ok
Walls / Outlets:	Ok
Window:	Ok
Window coverings:	Ok

<b>DINING ROOM:</b>	
Ceilings / Lights:	Ok
Walls / Outlets:	Ok
Window:	Ok
Window coverings:	Ok

<b>KITCHEN:</b>	
Backsplash:	Ok
Ceiling Fan:	Ok

Ceiling Light Fixture:	Ok
Ceiling Lights:	Ok
Cleaning of Stove:	Not Ok
Charges Type	Replace
Charges	
Comment	Was left dirty and sticky and a bad smell



Counter Top:	Ok
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<b>Dishwasher:</b>	
Dishwasher Knob:	Ok

<b>Dishwasher:</b>	
Dishwasher Rack:	Ok

<b>Dishwasher:</b>	
Dishwasher Silverware Holder:	Ok

Drip Pan:	Not Ok
Charges Type	Replace
Charges	
Comment	Dirty and sticky with a bad odor



Electric Meter:	Ok
Faucet:	Ok
Faucet Knobs:	Ok
Floors:	Not Ok
Charges Type	Clean
Charges	
Comment	Was left dirty and sticky throughout the unit



Formica/Tiles:	N/A
Garbage Disposal:	Ok
Is there a FireAvert red box, plug, and solenoid?:	Not Ok
Charges Type	Clean
Charges	
Comment	It has hanging fire stoppers above the stove



Kitchen Sink:	Ok
Microwave:	Not Ok
Charges Type	Clean
Charges	
Comment	Was left dirty and sticky



Other:

Ok

Oven / Range:	
Oven Cleaning:	Not Ok
Charges Type	Replace
Charges	
Comment	Was left dirty and sticky and damaged



Oven / Range:	
Oven door handle:	Ok



Oven / Range:	
Oven drip pan:	Not Ok
Charges Type	Replace
Charges	
Comment	Dirty and stinky



Oven / Range:	
Oven knobs:	Ok

Oven / Range:	
Oven Racks:	Ok

Oven / Range:	
Range burners:	Not Ok
Charges Type	Replace
Charges	
Comment	Glass top burners was left dirty and damaged



Oven / Range:	
Range Hood:	N/A

Oven Door Handle:	Ok
Oven Racks:	Ok
Range Top:	Not Ok
Charges Type	Replace
Charges	
Comment	Was left dirty and sticky and damaged



<b>Refrigerator (Freezer):</b>	
Cleaning Refrigerator:	Not Ok
Charges Type	Clean
Charges	
Comment	Was left dirty with a bad odor to it



<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
Stove Knob:	Ok
Wall Outlets:	Ok
Washer/Dryer:	Ok
Window Coverings:	Ok

<b>BEDROOMS:</b>	
Ceilings / Lights:	Ok
Door / Closet:	Not Ok
Charges Type	Replace
Charges	
Comment	Missing sliding mirror doors



Floors / Carpet:	Not Ok
Charges Type	Replace
Charges	
Comment	Carpet was left very dirty with a bad animal odor

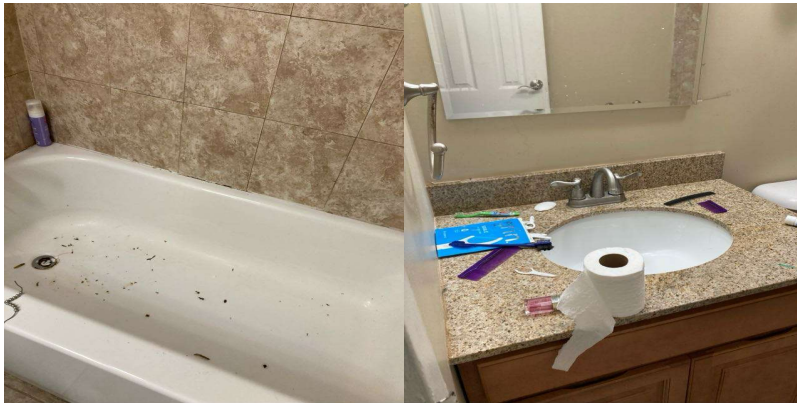


Other:	Ok
Walls / Outlets:	Ok
Window:	Ok



Window coverings:	Ok
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<b>BATHROOM:</b>	
Cabinets / Mirror:	Ok
Ceiling Lights:	Ok
Cleaning Bathroom:	Not Ok
Charges Type	Clean
Charges	
Comment	Was left dirty



Complete Toilet:	Ok
Counter Top:	Ok
Floors:	Ok
Formica /Tile:	N/A
Is there signs of moisture from outside in the apartment?:	Ok
Medicine Cabinet:	Ok
Mirror Cabinet:	Ok
Other:	Ok
Remove Mildew on Tiles:	Ok
Shower Curtain Bar:	Ok
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:	Not Ok
Charges Type	Replace
Charges	
Comment	No keys were returned
Failure To Return Mailbox Key:	Not Ok
Charges Type	Replace
Charges	
Comment	No mail box keys were returned

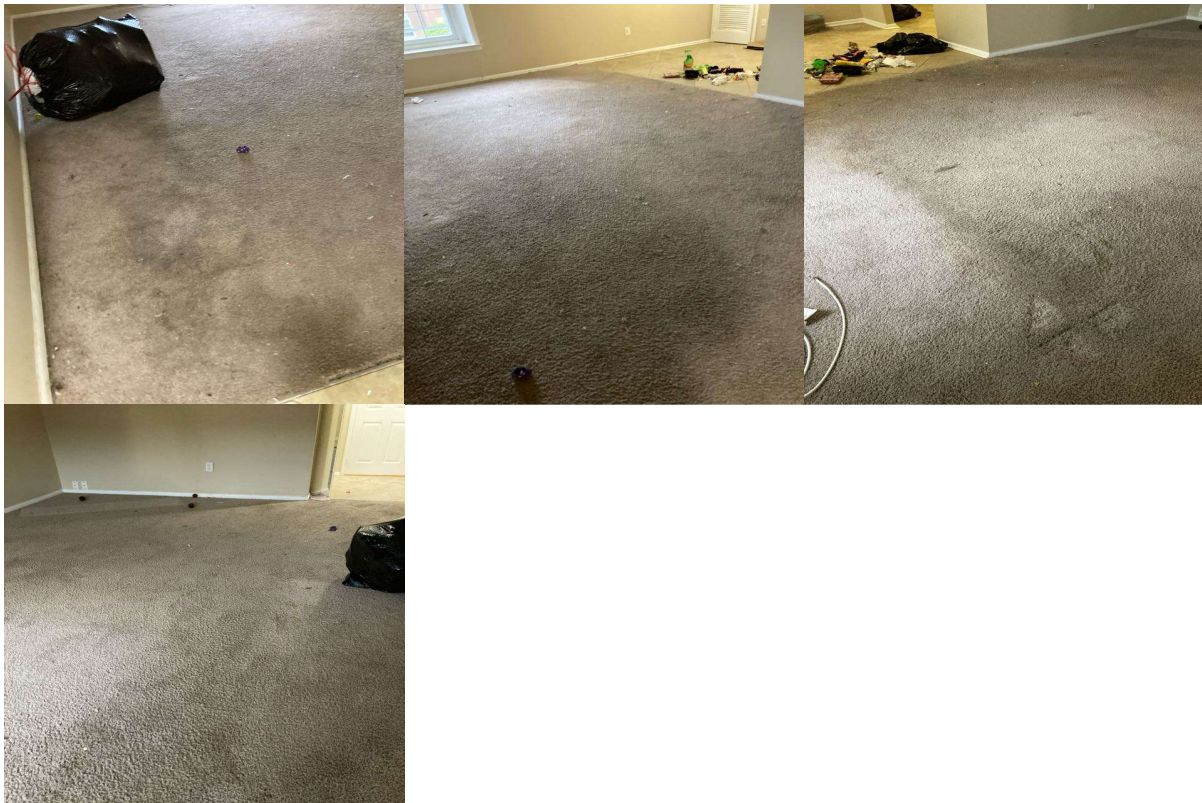
<b>DOORS:</b>	
Apartment Door:	Ok
Apartment Door closes automatically:	Ok
Frame:	Ok
Hollow:	Ok
Solid Core & Steel:	Ok

<b>PAINTING:</b>	
Border Removal (Per Room):	Ok
Holes in Walls (Each Hole):	Not Ok
Charges Type	Repair
Charges	
Comment	Hole in the wall

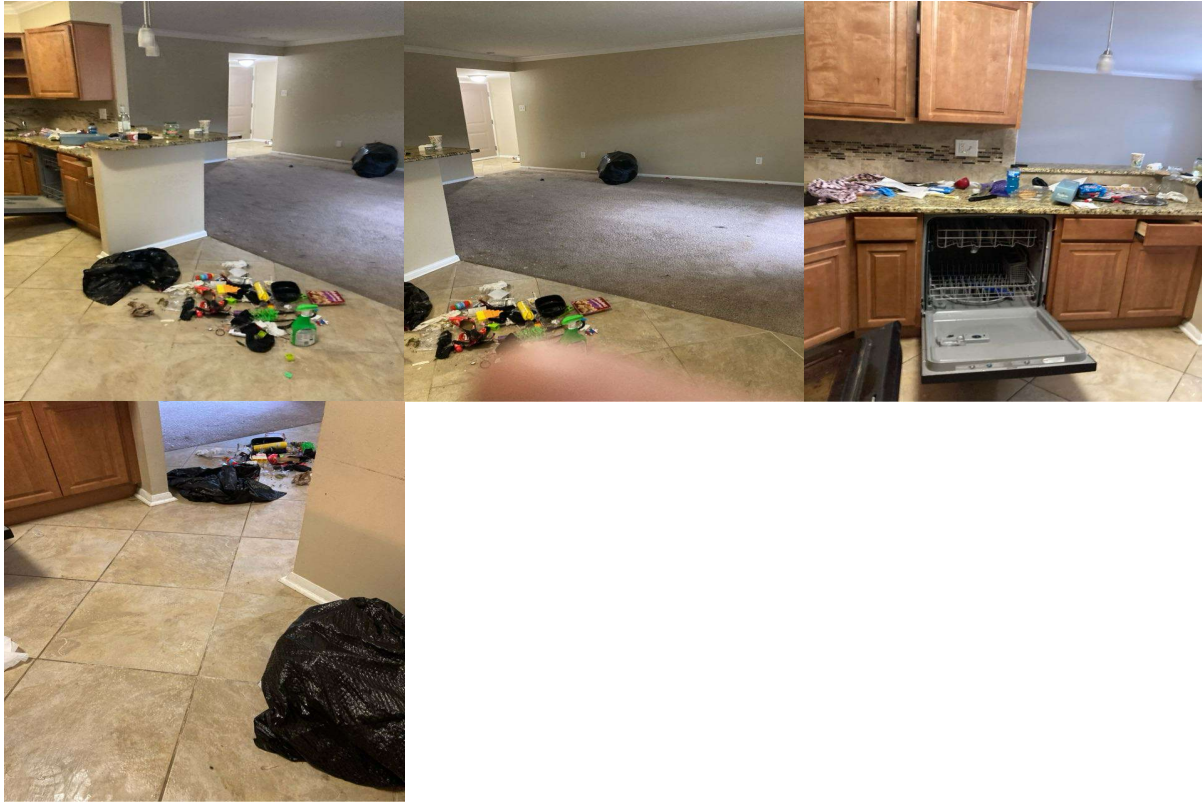


Over Dark Colors (Per Room):	Ok
Wallpaper Removal (Per Room):	Ok

CARPET:	
Burns:	Ok
Deodorize:	Not Ok
Charges Type	Replace
Charges	
Comment	Smells very bad

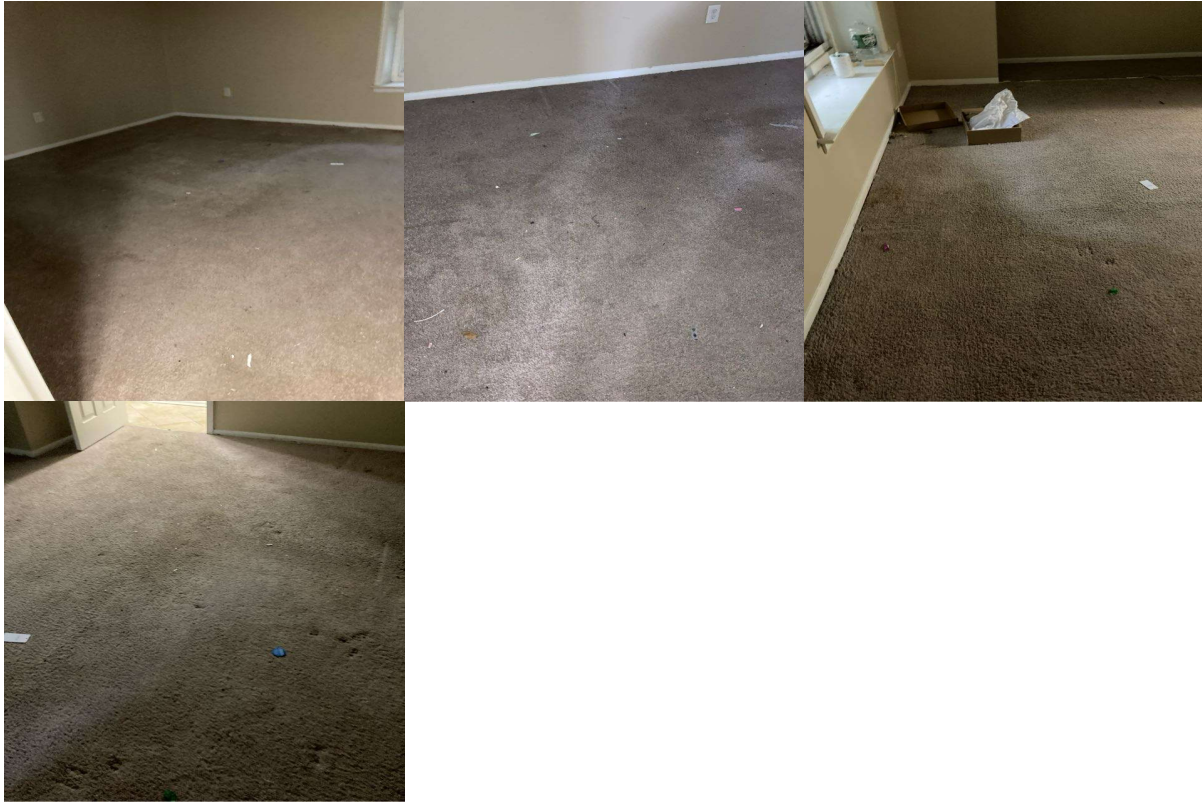


Pet Treatment (Odor):	Not Ok
Charges Type	Clean
Charges	
Comment	Unit has a bad odor



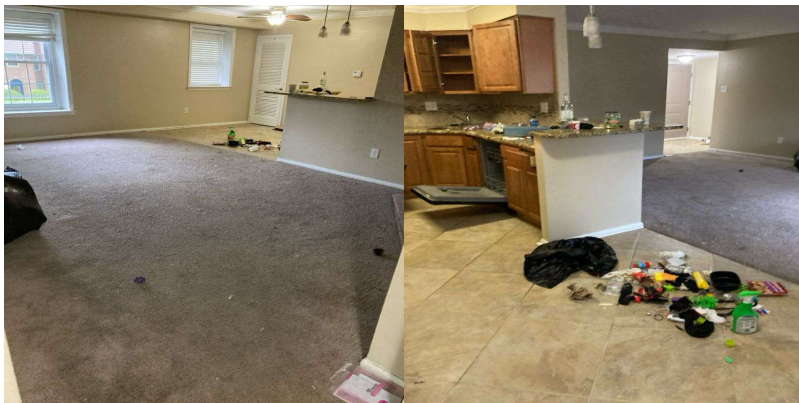
Replace Carpet 1 Bedroom:	Ok
Replace Carpet 2 Bedroom:	N/A
Shampoo 1 Bedroom:	Not Ok
Charges Type	Replace
Charges	
Comment	Was left dirty and a bad smell





Shampoo 2 Bedroom:	N/A
Stain Removal:	Ok

MISCELLANEOUS:	
Broken Window Glass (Per Pane):	Ok
Cabinet Equipment:	Ok
Carbon Monoxide Detector:	Ok
Cleaning of Apartment:	Not Ok
Charges Type	Clean
Charges	
Comment	Unit was left dirty and with a bad animal odor



Clear Storage Locker:	Ok
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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
Comment	
Light Globes:	Ok
Mini Blind(s) each:	N/A
Outside Lights:	Ok
Phone Jack:	Ok
Rallings:	Ok
Removal Of Bulk Items:	Ok
Remove Debris (Per Bag):	Ok
Sliding Mirror/Glass Door (2):	Not Ok
Charges Type	Replace
Charges	
Comment	They are missing in the bedroom



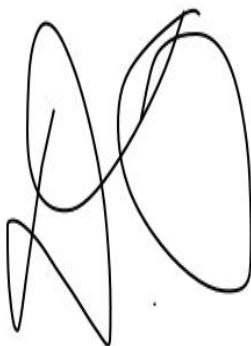
Smoke Detector Alarm:	Ok
Stoppage by foreign object in any drain:	Ok
Switch Plate Covers:	Ok
Thermostat Cover:	Ok
Vertical Blinds:	N/A
Vinly Tile Bathroom:	N/A
Vinly Tile Kitchen:	N/A

Was personal property left behind?:	No
Charges Type	
Charges	0
Was the resident locked out?:	Not Ok
Charges Type	
Charges	0
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	Daniel Ortiz
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Technician	Daniel Ortiz
Resident not available for signature	YES