



Move Out Inventory & Condition Form

Inspection Date	Technician	Property	Units
08-18-2025	Leno Quattlebaum III	The Diamond at Phoenixville	249

Approved By	Travis Poston
Resident Name	Angel Rivera
Forwarding Mailing Address	8470 Limekiln Pike, APT 208, Wyncote, PA 19095
Date Resident Turned in Keys (For evictions - date all belongings were removed)	08-16-2025

Damage Summary				
Main Category	Sub Category	Charges Type	Note	Charges
Dishwasher	Dishwasher Rack	Replace		\$35
Oven / Range	Oven Cleaning	Clean		\$0
Oven / Range	Range burners	Clean		\$0
Cabinets	Cabinet Door	Replace		\$50
KITCHEN	Cleaning of Stove	Clean	normal cleaning	\$0
KITCHEN	Counter Top	Clean		\$0
KITCHEN	Garbage Disposal	Repair		\$0
KITCHEN	Range Top	Clean		\$0
BEDROOMS	Walls / Outlets	Repair		\$0
BATHROOM	Cleaning Bathroom	Clean	cleaning bathroom, inside tub/ shower	\$40
DOORS	Hollow	Repair		\$20
PAINTING	Holes in Walls (Each Hole)	Repair	paint damage, patch and paint	\$0
PAINTING	Wallpaper Removal (Per Room)	Repair	Remove wallpaper from den and bedroom, patch and paint	\$300

CARPET	Replace Carpet 1 Bedroom	Clean		\$0
CARPET	Replace Carpet 2 Bedroom	Clean		\$0
Additional Damage Charges				
Total Charges				\$445.00

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

DINING ROOM:	
Ceilings / Lights:	Ok
Walls / Outlets:	Ok
Window:	Ok
Window coverings:	Ok

KITCHEN:	
Backsplash:	Ok

Cabinets:	
Cabinet Door:	Not Ok
Charges Type	Replace
Charges	
Comment	Needs to be replaced



Cabinets:	
Cabinet Handle:	Ok

Cabinets:	
Cabinet Shelf:	Ok

Ceiling Fan:	N/A
Ceiling Light Fixture:	Ok
Cleaning of Stove:	Not Ok
Charges Type	Clean
Charges	
Comment	Needs to be cleaned



Counter Top:	Not Ok
Charges Type	Clean
Charges	
Comment	These to be buffed



Dishwasher:	
Dishwasher Knob:	Ok

Dishwasher:	
Dishwasher Rack:	Not Ok
Charges Type	Replace
Charges	
Comment	Racks rusted



Dishwasher:	
Dishwasher Silverware Holder:	Ok

Drip Pan:	Ok
Electric Meter:	Ok
Faucet:	Ok
Faucet Knobs:	Ok
Floors:	Ok
Formica/Tiles:	Ok
Garbage Disposal:	Not Ok
Charges Type	Repair
Charges	
Comment	Something was left in it



Is there a FireAvert red box, plug, and solenoid?:	Ok
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Kitchen Sink:	Ok
Microwave:	Ok
Other:	Ok

Oven / Range:	
Oven Cleaning:	Not Ok
Charges Type	Clean
Charges	
Comment	Needs cleaning

Oven / Range:	
Oven door handle:	Ok

Oven / Range:	
Oven drip pan:	Ok

Oven / Range:	
Oven knobs:	Ok

Oven / Range:	
Oven Racks:	Ok

Oven / Range:	
Range burners:	Not Ok
Charges Type	Clean
Charges	
Comment	Needs cleaning



Oven / Range:	
Range Hood:	Ok

Oven Door Handle:	Ok
Oven Racks:	Ok
Range Top:	Not Ok
Charges Type	Clean
Charges	
Comment	Needs to be cleaned



Refrigerator (Freezer):	
Cleaning Refrigerator:	Ok

Refrigerator (Freezer):	
Refrigerator (Drawers):	Ok

Refrigerator (Freezer):	
Refrigerator (Shelf and Bars):	Ok

Refrigerator (Freezer):	
Refrigerator Crisper Glass/Plastic:	Ok


Rubber Stopper:	Ok
Stove Knob:	Ok
Wall Outlets:	Ok
Window Coverings:	Ok

BEDROOMS:	
Ceilings / Lights:	Ok
Door / Closet:	Ok
Floors / Carpet:	Ok
Walls / Outlets:	Not Ok
Charges Type	Repair
Charges	
Comment	Patch and paint and bedroom and den also wallpaper removal and bedroom and den



Window:	Ok
Window coverings:	Ok

BATHROOM:	
Cabinets / Mirror:	Ok
Ceiling Lights:	Ok
Cleaning Bathroom:	Not Ok
Charges Type	Clean
Charges	

Comment	Needs to be cleaned
	
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:	Ok
Other:	Ok
Remove Mildew on Tiles:	Ok
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:	Ok

LOCKS:	
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

KEYS:	
Failure To Return Apartment Key:	Ok
Failure To Return Mailbox Key:	Ok

DOORS:	
Apartment Door:	Ok
Frame:	Ok
Hollow:	Not Ok
Charges Type	Repair
Charges	
Comment	Bathroom door needs paint



Solid Core & Steel:	Ok
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PAINTING:	
Border Removal (Per Room):	Ok
Holes in Walls (Each Hole):	Not Ok
Charges Type	Repair
Charges	
Comment	Patch and paint hose and bedroom



Over Dark Colors (Per Room):	Ok
Wallpaper Removal (Per Room):	Not Ok
Charges Type	Repair
Charges	
Comment	Wallpaper in bedroom and den



CARPET:	
Replace Carpet 1 Bedroom:	Not Ok
Charges Type	Clean
Charges	
Comment	Carpet needs to be cleaned



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



MISCELLANEOUS:	
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

