



Move Out Inventory & Condition Form

Inspection Date	Technician	Property	Units
08-19-2025	Leno Quattlebaum III	The Diamond at Phoenixville	402

Approved By	Travis Poston
Resident Name	Sarah Rivera
Forwarding Mailing Address	100 North Park Rd, APT 1367, Wyomissing, PA 19610
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	rusted and needs to be replaced	\$35
Oven / Range	Oven Cleaning	Clean		\$0
KITCHEN	Cleaning of Stove	Clean	normal cleaning of stove	\$0
KITCHEN	Counter Top	Clean		\$0
KITCHEN	Microwave	Clean		\$0
BEDROOMS	Floors / Carpet	Replace		\$0
BATHROOM	Cleaning Bathroom	Clean	normal cleaning	\$0
CARPET	Replace Carpet 1 Bedroom	Replace	den carpet needs shampoo and carpet stretching	\$100
CARPET	Replace Carpet 2 Bedroom	Replace	bedroom carpet is frayed/ damaged at entry and middle of the bedroom; needs replacement	\$250
Additional Damage Charges				
Total Charges				\$385.00

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
Ceiling Fan:	N/A
Ceiling Light Fixture:	Ok
Ceiling Lights:	Ok
Cleaning of Stove:	Not Ok
Charges Type	Clean
Charges	
Comment	Still needs cleaning



Counter Top:	Not Ok
Charges Type	Clean
Charges	
Comment	Needs to be cleaned

**Dishwasher:**

Dishwasher Knob:

Ok

Dishwasher:

Dishwasher Rack:

Not Ok

Charges Type

Replace

Charges

Comment

Rusted needs to be replaced

**Dishwasher:**

Dishwasher Silverware Holder:

Ok

Drip Pan:

Ok

Faucet:

Ok

Faucet Knobs:

Ok

Floors:

Ok

Formica/Tiles:

Ok

Garbage Disposal:

Ok

Is there a FireAvert red box, plug, and solenoid?:

Ok

Kitchen Sink:

Ok

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



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



Oven / Range:	
Oven door handle:	Ok

Oven / Range:	
Oven drip pan:	Ok

Oven / Range:	
Oven knobs:	Ok

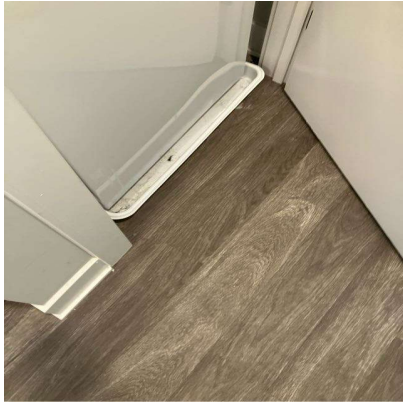
Oven / Range:	
Oven Racks:	Ok
Oven / Range:	
Range burners:	N/A
Oven / Range:	
Range Hood:	N/A
Oven Door Handle:	Ok
Oven Racks:	Ok
Range Top:	N/A
Rubber Stopper:	Ok
Stove Knob:	Ok
Wall Outlets:	Ok
Washer/Dryer:	Ok
Window Coverings:	Ok

BEDROOMS:	
Ceilings / Lights:	Ok
Door / Closet:	Ok
Floors / Carpet:	Not Ok
Charges Type	Replace
Charges	
Comment	Carpets in both rooms need to be replaced



Other:	Ok
Walls / Outlets:	Ok
Window:	Ok

BATHROOM:	
Cabinets / Mirror:	Ok
Ceiling Lights:	Ok
Cleaning Bathroom:	Not Ok
Charges Type	Clean
Charges	
Comment	Bathroom needs to be clean



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:	N/A

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
Apartment Door closes automatically:	Ok
Frame:	Ok
Hollow:	Ok
Solid Core & Steel:	Ok

PAINTING:	
Border Removal (Per Room):	Ok
Holes in Walls (Each Hole):	Ok
Over Dark Colors (Per Room):	Ok
Wallpaper Removal (Per Room):	Ok

CARPET:	
Burns:	N/A
Deodorize:	N/A
Replace Carpet 1 Bedroom:	Not Ok
Charges Type	Replace
Charges	
Comment	Carpet needs to be stressed and cleaned. It's better to replace.



Replace Carpet 2 Bedroom:	Not Ok
Charges Type	Replace
Charges	
Comment	Carpet needs to be replaced carbon is coming apart in certain spots



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

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
Thermostat Cover:	Ok
Vertical Blinds:	Ok
Vinly Tile Bathroom:	Ok
Vinly Tile Kitchen:	Ok
Window Screen(s) each:	Ok
Window Sills:	Ok

OVERALL:	
Signs of Moisture inside the apartment:	Ok
Signs of Moisture outside the apartment:	Ok

Resident	
<div> <div>Lindy Community Representative Name</div> <div>Leno Quattlebaum III</div> </div>	



Technician	Leno Quattlebaum III
Resident not available for signature	YES