



## Move Out Inventory & Condition Form

Inspection Date	Technician	Property	Units
09-03-2025	Leno Quattlebaum III	The Diamond at Phoenixville	208

Approved By	Travis Poston
Resident Name	Brian Dodds
Forwarding Mailing Address	1335 Pennsridge Pl , Downingtown, PA 19335
Date Resident Turned in Keys (For evictions - date all belongings were removed)	08-31-2025

Damage Summary				
Main Category	Sub Category	Charges Type	Note	Charges
Dishwasher	Dishwasher Rack	Replace		\$35
KITCHEN	Cleaning of Stove	Clean	normal cleaning	\$0
KITCHEN	Microwave	Clean		\$0
KITCHEN	Range Top	Clean		\$0
BEDROOMS	Floors / Carpet	Replace		\$0
BATHROOM	Cleaning Bathroom	Clean	cleaning inside bathroom-tub/shower very dirty	\$40
CARPET	Replace Carpet 1 Bedroom	Replace	Carpet is worn, stain, needs replacement	\$150
CARPET	Stain Removal	Replace		\$0
Additional Damage Charges				
Total Charges				\$225.00

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



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

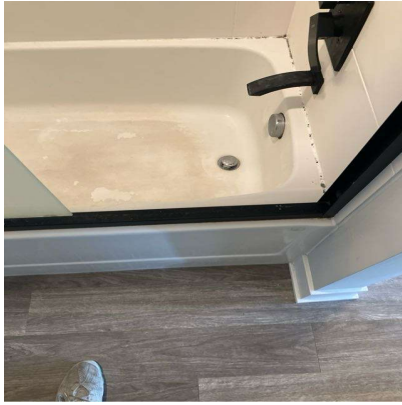
Wall Outlets:	Ok
Washer/Dryer:	Ok
Window Coverings:	Ok

BEDROOMS:	
Ceilings / Lights:	Ok
Door / Closet:	Ok
Floors / Carpet:	Not Ok
Charges Type	Replace
Charges	
Comment	Carpet is worn needs to be stretched cleaned has spots suggest replacement



Other:	Ok
Walls / Outlets:	Ok
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:	N/A
Other:	Ok
Remove Mildew on Tiles:	Ok
Shower Curtain Bar:	N/A
Shower Head:	Ok
Sink:	Ok
Soad Dish (Tub):	Ok
Soap Dish (Sink):	Ok
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

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

<b>CARPET:</b>	
Replace Carpet 1 Bedroom:	Not Ok
Charges Type	Replace
Charges	
Comment	Carpet stain worn need to be replaced



Replace Carpet 2 Bedroom:	N/A
Stain Removal:	Not Ok
Charges Type	Replace



Charges	
Comment	Deep stains
	

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



