



Move Out Inventory & Condition Form

Inspection Date	Technician	Property	Units
09-24-2025	Leno Quattlebaum III	The Diamond at Phoenixville	307

Approved By	Travis Poston
Resident Name	Gary Halliwell
Forwarding Mailing Address	231 Saint Marys St Phoenixville, PA 19460
Date Resident Turned in Keys (For evictions - date all belongings were removed)	09-23-2025

Damage Summary				
Main Category	Sub Category	Charges Type	Note	Charges
Refrigerator (Freezer)	Cleaning Refrigerator	Clean	normal cleaning of refrigerator	\$0
KITCHEN	Cleaning of Stove	Clean	normal cleaning of stove	\$0
KITCHEN	Microwave	Clean		\$0
KITCHEN	Range Top	Clean		\$0
KITCHEN	Rubber Stopper	Replace		\$5
BATHROOM	Cleaning Bathroom	Clean	Cleaning bathroom inside shower and toilet	\$40
BATHROOM	Soad Dish (Tub)	Clean		\$0
CARPET	Replace Carpet 1 Bedroom	Replace	Den carpet needs stretching and shampoo- replace instead	\$70
CARPET	Replace Carpet 2 Bedroom	Replace	Bedroom carpet needs stretching and shampoo- replace instead	\$125
Additional Damage Charges				

Total Charges	\$240.00
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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:	Ok
Cabinets:	
Cabinet Handle:	Ok
Cabinets:	
Cabinet Shelf:	Ok
Ceiling Fan:	N/A
Ceiling Light Fixture:	Ok
Ceiling Lights:	Ok
Cleaning of Stove:	Not Ok
Charges Type	Clean
Charges	
Comment	Needs to be cleaned



Dishwasher:	
Dishwasher Knob:	Ok

Dishwasher:	
Dishwasher Rack:	Ok

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



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



Refrigerator (Freezer):	
Refrigerator (Drawers):	Ok

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

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

Rubber Stopper:	Not Ok
Charges Type	Replace
Charges	
Comment	Missing



Stove Knob:	Ok
Wall Outlets:	Ok

Washer/Dryer:	Ok
Window Coverings:	Ok

BEDROOMS:	
Ceilings / Lights:	Ok
Door / Closet:	Ok
Floors / Carpet:	Ok
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	Bathroom not 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):	Not Ok
Charges Type	Clean
Charges	
Comment	Needs to be cleaned



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
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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:	
Replace Carpet 1 Bedroom:	Not Ok
Charges Type	Replace
Charges	
Comment	Carpets need to be replaced because it's better to replace them then to stretch them and clean them



Replace Carpet 2 Bedroom:	Not Ok
Charges Type	Replace
Charges	
Comment	Carbon needs to be replaced because it's better to replace them then to stretch them and clean them



Shampoo 1 Bedroom:	Ok
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MISCELLANEOUS:	
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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

