



Move Out Inventory & Condition Form

Inspection Date	Technician	Property	Units
10-27-2025	Leno Quattlebaum III	The Diamond at Phoenixville	203

Approved By	Travis Poston
Resident Name	Kyle Demattia
Forwarding Mailing Address	605 Hamburg Turnpike, APT 110, Pompton Lakes, NJ 07442
Date Resident Turned in Keys (For evictions - date all belongings were removed)	10-15-2025

Damage Summary				
Main Category	Sub Category	Charges Type	Note	Charges
Refrigerator (Freezer)	Cleaning Refrigerator	Replace		\$0
LIVING ROOM	Walls / Outlets	Repair	Left curtain rods and curtains in living room	\$50
DINING ROOM	Walls / Outlets	Repair		\$0
KITCHEN	Cleaning of Stove	Clean	normal cleaning of stove	\$0
KITCHEN	Other	Replace	replace kitchen cabinet door-damaged	\$30
BEDROOMS	Floors / Carpet	Replace		\$0
BEDROOMS	Walls / Outlets	Repair	Left curtain rods and curtains in bedroom	\$50
BEDROOMS	Window	Repair		\$0
CARPET	Replace Carpet 1 Bedroom	Replace	den carpet replaced	\$100
CARPET	Replace Carpet 2 Bedroom	Replace	bedroom carpet replaced	\$175

Additional Damage Charges	
Did not return Key FOBS to apartment- 2 Key charges	\$100
Total Charges	\$505.00

LIVING ROOM:	
Ceilings / Lights:	Ok
Door / Closet:	Ok
Other:	Ok
Walls / Outlets:	Not Ok
Charges Type	Repair
Charges	
Comment	Repairs to walls



Window:	Ok
Window coverings:	Ok

DINING ROOM:	
Ceilings / Lights:	Ok
Walls / Outlets:	Not Ok
Charges Type	Repair
Charges	
Comment	Repairs needed



Window:	N/A
Window coverings:	Ok

KITCHEN:	
Backsplash:	Ok
Cabinets:	Ok
Ceiling Fan:	Ok
Ceiling Light Fixture:	Ok
Ceiling Lights:	Ok
Cleaning of Stove:	Not Ok
Charges Type	Clean
Charges	
Comment	Stove not cleaned



Counter Top:	Ok
Dishwasher:	Ok
Drip Pan:	Ok
Electric Meter:	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:	Ok
Other:	Not Ok
Charges Type	Replace
Charges	
Comment	Cabinet door under sink needs to be replaced



Oven / Range:	Ok
Oven Door Handle:	Ok
Oven Racks:	Ok
Range Top:	Ok

Refrigerator (Freezer):	
Cleaning Refrigerator:	Not Ok
Charges Type	Replace
Charges	
Comment	Fridge needs to be cleaned Freezer door has rust stains Freezer door needs to be replaced



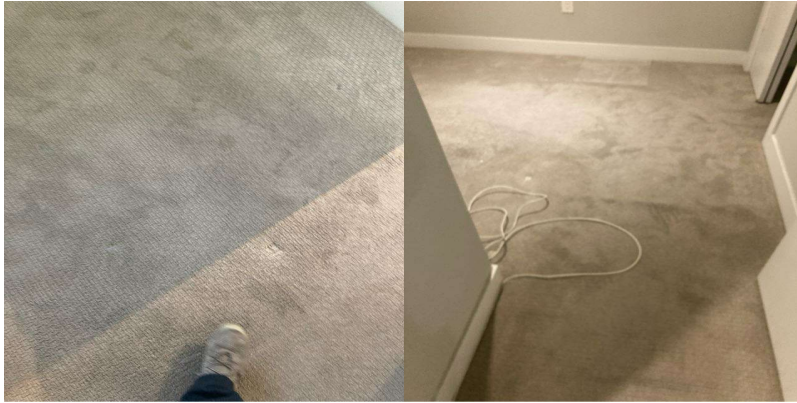
Refrigerator (Freezer):	
Refrigerator (Drawers):	Ok

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

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

Rubber Stopper:	Ok
Stove Knob:	Ok
Wall Outlets:	Ok
Washer/Dryer:	Ok
Window Coverings:	Ok

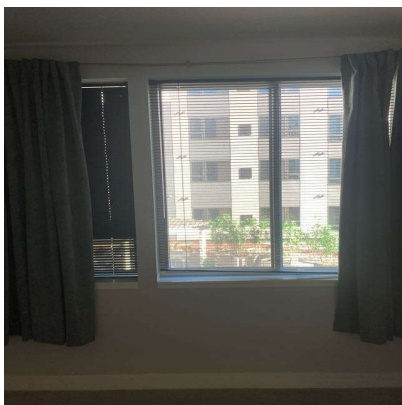
BEDROOMS:	
Floors / Carpet:	Not Ok
Charges Type	Replace
Charges	
Comment	Carpets need to be replaced and bedroom and in den



Walls / Outlets:	Not Ok
Charges Type	Repair
Charges	
Comment	Patch and paint Seems to be evidence of a fire



Window:	Not Ok
Charges Type	Repair
Charges	
Comment	Curtains left up curtain rods left up



Window coverings:	Ok
-------------------	----

BATHROOM:	
Cabinets / Mirror:	Ok

Ceiling Lights:	Ok
Cleaning Bathroom:	Ok
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:	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:	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
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:	Ok
Deodorize:	Ok
Pet Treatment (Odor):	Ok
Replace Carpet 1 Bedroom:	Not Ok
Charges Type	Replace
Charges	
Comment	Carbon needs to be replaced due to normal wear and tear



Replace Carpet 2 Bedroom:	Not Ok
Charges Type	Replace
Charges	
Comment	Carpet needs to be replaced due to normal wear and tear



Shampoo 1 Bedroom:	Ok
Shampoo 2 Bedroom:	Ok
Stain Removal:	Ok

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

