



Move Out Inventory & Condition Form

Inspection Date	Technician	Property	Units
01-02-2026	Leno Quattlebaum III	The Diamond at Phoenixville	212

Resident Name	Zachary Finkbiner
Forwarding Mailing Address	Not Available
Date Resident Turned in Keys (For evictions - date all belongings were removed)	Jan-02-2026

LIVING ROOM:	
Ceilings / Lights:	Not Ok
Charges Type	Repair
Charges	
Comment	Needs Paint



Door / Closet:	Ok
Other:	Ok
Walls / Outlets:	Ok
Window:	Not Ok
Charges Type	Repair
Charges	
Comment	Window seals need repairing.



Window coverings:

Ok

DINING ROOM:

Ceilings / Lights:

Not Ok

Charges Type

Repair

Charges

Comment

Needs patch work



Walls / Outlets:

Not Ok

Charges Type

Repair

Charges

Comment

Need paint



Window:

Ok

Window coverings:	Ok
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KITCHEN:	
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Backsplash:	Ok
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Cabinets:	
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Cabinet Shelf:	Not Ok
Charges Type	Repair
Charges	
Comment	Need repair and are left nasty



Ceiling Fan:	N/A
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Ceiling Light Fixture:	Ok
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Dishwasher:	
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Dishwasher Knob:	Ok
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Dishwasher:	
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Dishwasher Rack:	Ok
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Dishwasher:	
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Dishwasher Silverware Holder:	Ok
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Electric Meter:	N/A
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Faucet:	Ok
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Faucet Knobs:	Ok
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Floors:	Ok
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Garbage Disposal:	Ok
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Is there a FireAvert red box, plug, and solenoid?:	Ok
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Kitchen Sink:	Not Ok
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Charges Type	Clean
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Charges	
Comment	Needs to be cleaned



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



Oven / Range:	
Range Hood:	Ok

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

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:	Ok
Wall Outlets:	Ok
Washer/Dryer:	Ok

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



Walls / Outlets:	Not Ok
Charges Type	Repair
Charges	
Comment	Walls in both rooms have adhesive on the walls



Window:	Ok
Window coverings:	Ok

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



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:	Not Ok

Charges Type	Clean
Charges	
Comment	Mildew throughout tub and shower area



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):	Not Ok
Charges Type	Replace
Charges	
Comment	Needs to replace baseboard



Wallpaper Removal (Per Room):	Not Ok
Charges Type	Repair
Charges	
Comment	Adhesive left on walls



CARPET:	
Burns:	Ok
Deodorize:	Ok

Pet Treatment (Odor):	Ok
Replace Carpet 1 Bedroom:	Not Ok
Charges Type	Replace
Charges	
Comment	Carpet needs to be replaced



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



Shampoo 1 Bedroom:	N/A
Shampoo 2 Bedroom:	N/A
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
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	
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Lindy Community Representative Name	Leno Quattlebaum III
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Technician	Leno Quattlebaum III
Resident not available for signature	YES
Resident refused Signature	NO