

Move-out Inspection

Completed by Kevin Stringari on 5/16/2020

1211 Reece Rd, Charlotte 28209



Living Room

Living Room Walls

Fair

5 Photos

Are the wall free of any major cracks, stains, or damage?

Yes

Do all of the electrical outlets have covers?

Yes

Living Room Windows

Good

1 Photo

Do the windows have screens?

Yes

Do the windows have working shades or blinds?

Yes

Do the windows open and close properly?

Yes

Are all glass panes free from damage?

Yes

Living Room Floor

Good

2 Photos

Is the floor clean?

Yes

Is it free of any major scratches, cracks, or stains?

Yes

Living Room Ceiling

Fair

3 Photos

Do all of the light fixtures and/or fans work?

Yes

Is the ceiling free of any cracks, stains, or damage?

Yes

Kitchen

Kitchen Counters

Good

1 Photo

Are the counters clean?

Yes

Are the counters free from any major cracks or stains?	Yes
Do all of the electrical outlets have covers?	Yes

Kitchen Windows

Good

2 Photos

Do the windows have screens?	Yes
Do the windows have working shades or blinds?	Yes
Do the windows open and close properly?	Yes
Are all glass panes free from damage?	Yes

Kitchen Floor

Good

3 Photos

Is the floor clean?	No
Is it free of any major cracks, scratches or stains?	No

Notes

Cut next to fridge. Recommend leaving as is. Needs cleaned.

Under Kitchen Sink

Poor

1 Photo

Are the pipes under the sink free from any leaks?	Yes
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Notes

Not currently leaking but in bad cosmetic shape.

Fridge & Freezer

Fair

4 Photos

Does the fridge and freezer cool properly?	Yes
Is the inside of the fridge clean?	No
Is the inside of the freezer clean?	Yes
Do the doors and drawers open and close properly?	Yes
Does the light work properly?	Yes

Notes

Small crack bin fridge.

Stovetop

Good

1 Photo

Do all burners work properly?

Yes

Does the stove have a working vent?

Yes

Kitchen Cabinets

Fair

9 Photos

Do all drawers and doors open properly?

Yes

Are the inside of the cabinets clean?

Yes

Is all hardware on the cabinets?

No

Notes

Missing one bottom handle. Cabinets are fuctionwl but not in great shape.

Oven

Good

2 Photos

Are all oven racks there?

Yes

Is the inside of the oven clean?

Yes

Does the door open and close properly?

Yes

Kitchen Ceiling

Fair

3 Photos

Do all of the light fixtures or fans work properly?

Yes

Is the ceiling free from any major cracks or stains?

No

Is there a working smoke alarm?

Yes

Notes

Cracks/normal for age/condition.

Kitchen Walls

Fair

6 Photos

Are walls free from any major cracks, holes, or stains?

No

Are they free from excessive picture holes?

Yes

Do all of the electrical outlets have covers?

Yes

Notes

Needs patch/paint.

Kitchen Sink

Poor

1 Photo

Does the faucet have normal water pressure?

Yes

Is the faucet free of any leaks?

No

Is the sink free of chips, scratches, or stains?

No

Notes

Small faucet leak. Rusted. Bad shape underneath .

Second Bedroom

Bedroom Door - Exterior and Interior

Fair

4 Photos

Bedroom Closet

Good

2 Photos

Does the door(s) open and close properly?

Yes

Is there a working light in the closet?

No

Is the closet clean?

Yes

Bedroom Ceiling

Fair

1 Photo

Do all of the light fixtures or fans work?

Yes

Is the ceiling free from any cracks, stains, or damage?

No

Does the room have a working smoke alarm?

No

Bedroom Windows

Good

1 Photo

Do all of the windows have screens?	Yes	
Do all of the windows have working shades or blinds?	Yes	
Do all of the windows open and close properly?	Yes	
Are all glass panes free from damage?	Yes	

Bedroom Floor	Good	1 Photo
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Is the floor clean?	No	
Is it free from any major scratches, cracks, or stains?	Yes	

Bedroom Walls	Fair	4 Photos
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Are the walls free from any major cracks, stains, or damage?	No	
Do all of the electrical outlets have covers?	Yes	

First Full Bathroom

Bathroom Windows	Good	1 Photo
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Do the windows have screens?	No	
Do the windows have working shades or blinds?	No	
Do all of the windows open and close properly?	Yes	
Are all glass panes free from damage?	Yes	

Bathroom Sink	Fair	2 Photos
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Do all faucets have normal water pressure?	Yes	
Are all faucets free from any leaking water?	Yes	
Do all of the sinks drain properly?	Yes	
Are sinks & counters free of chips, cracks, or stains?	Yes	
Do drawers and doors open and close properly?	Yes	

Are handles and hardware in place?	Yes	
Are mirrors free from any cracks or damage?	Yes	
Do all of the light fixtures work?	Yes	
Under Bathroom Sink	Good	1 Photo
Are sinks free from leaking water?	Yes	
Bathroom Ceiling	Good	1 Photo
Do all of the light fixtures work?	Yes	
Is the ceiling free from any cracks, stains, or damage?	Yes	
Is there a working vent fan?	Yes	
Bathroom Toilet	Good	2 Photos
Does the toilet flush properly?	Yes	
Does the toilet refill properly after flushing?	Yes	
Does the toilet stop running after refilling (wait for it)?	Yes	
Is the toilet free from any damage or stains?	Yes	
Is the toilet free from any leaks around the base?	Yes	
Bathroom Door - Exterior and Interior	Good	2 Photos
Does all of the door hardware work correctly?	Yes	
Does the door open and close properly?	Yes	
Is the door free from any major damage?	Yes	
Bathroom Floors	Good	1 Photo
Is the floors clean?	Yes	

Is it free from any major scratches, cracks, or stains?

Yes

Bathroom Walls

Good

4 Photos

Are walls free from any major cracks, stains, or holes?

Yes

Do all of the electrical outlets have covers?

Yes

Are there towel racks or hooks?

Yes

Bathroom Shower and Tub

Fair

3 Photos

Do all plumbing fixtures work properly?

Yes

Does the shower and tub drain properly?

Yes

Is it free from any major stains, cracks, or scratches?

Yes

Does the shower and/or tub have proper caulking?

Yes

Front Door

Front Door - Exterior and Interior

Good

5 Photos

Does the door open and close properly?

Yes

Does the door lock properly?

No

Notes

No key for bottom lock.

General

General

Fair

1 Photo

Overall, water pressure is normal?

Yes

Floor is free of major cracks, scratches, or stains?

Yes

Ceiling free of major cracks, holes or stains?

Yes

Walls free of major cracks, holes or stains?	Yes
Windows open and close properly?	Yes
Glass panes free from damage?	Yes
Stair railings and steps secured?	Yes
Free of visible mold or mildew?	Yes
Free of signs of mice or rodents?	No
Is there a fire extinguisher present?	No

Notes

Dead bugs

Carbon Monoxide Detector

Fair

1 Photo

Is there a working carbon monoxide detector?	No
If there is a working carbon monoxide detector, did you test it?	No

Notes

Old. Recommended replacement with new combo unit.

First Bedroom

Bedroom Walls

Fair

4 Photos

Are the walls free from any major cracks, stains, or damage?	No
Do all of the electrical outlets have covers?	Yes

Bedroom Door - Exterior and Interior

Good

2 Photos

Bedroom Windows

Good

1 Photo

Do all of the windows have screens?	Yes
Do all of the windows have working shades or blinds?	Yes

Do all of the windows open and close properly?	Yes	
Are all glass panes free from damage?	Yes	

Bedroom Ceiling	Fair	3 Photos
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Do all of the light fixtures or fans work?	Yes	
Is the ceiling free from any cracks, stains, or damage?	No	
Does the room have a working smoke alarm?	No	

Bedroom Closet	Good	3 Photos
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Does the door(s) open and close properly?	Yes	
Is there a working light in the closet?	No	
Is the closet clean?	Yes	

Notes

Needs bulb replacement.

Bedroom Floor	Good	3 Photos
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Is the floor clean?	Yes	
Is it free from any major scratches, cracks, or stains?	Yes	

Front Yard

Front Yard	Fair	5 Photos
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Is the front yard free of trash and debris?	Yes	
Is the front yard free of overgrowth?	No	
Mailbox is present and intact?	Yes	

Notes

Yard could use cleanup. Brick missing at walk up steps from parking area.

Backyard

Backyard	Fair	5 Photos
Is the backyard free of trash and debris?	Yes	
Is the backyard free of overgrowth?	Yes	
If fenced in, is the fencing free of damage?	Yes	

Front Porch

Front Porch	Fair	3 Photos
Are the porch steps and floor free of any major cracks or damage?	Yes	
Is the porch handrail properly secured?	Yes	

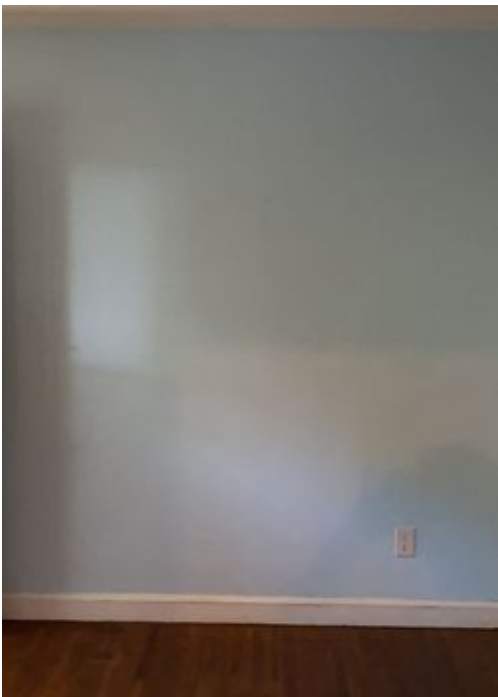
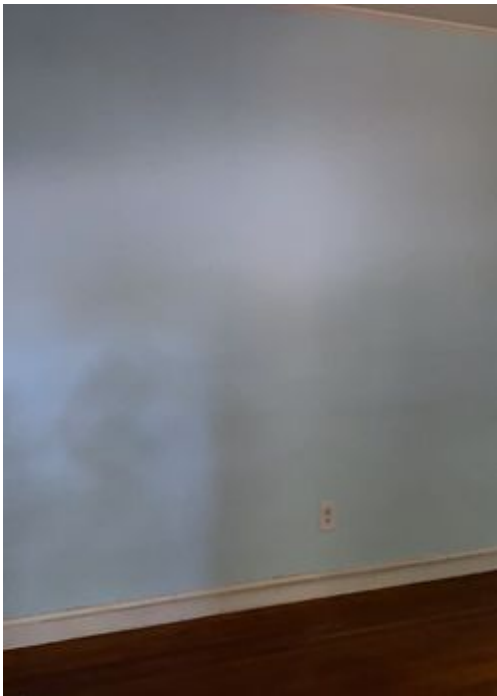
Notes

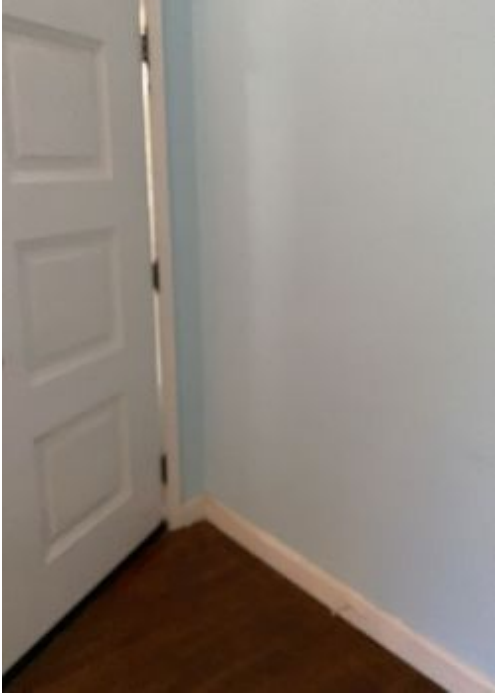
Paint peeling/chipping from railings and porch.

Living Room Images



Living Room Walls: 5 Photos





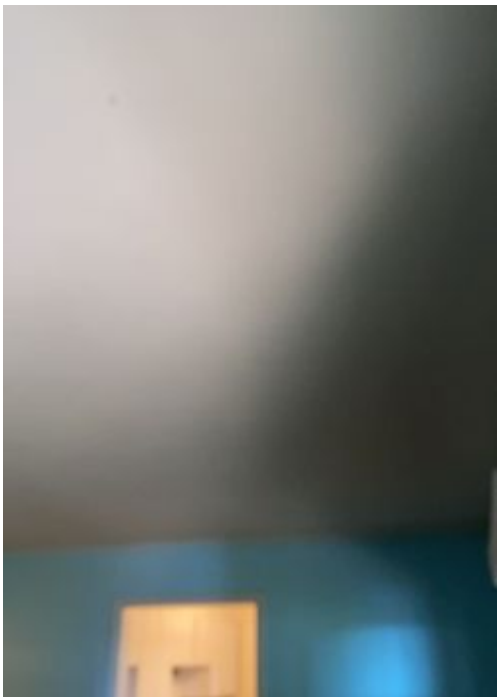
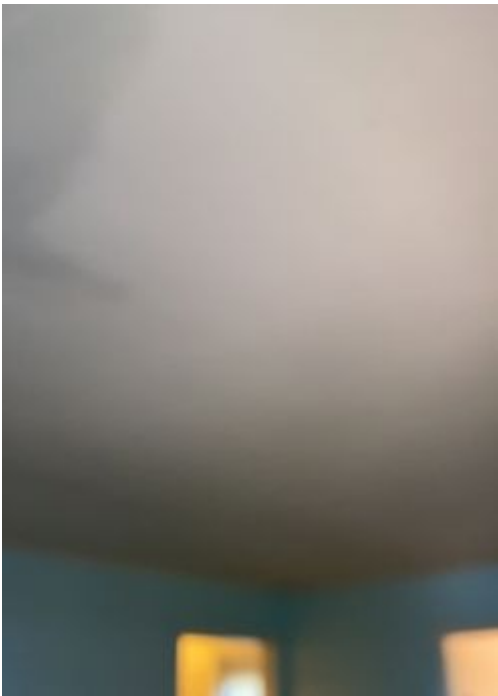
Living Room Windows: 1 Photo



Living Room Floor: 2 Photos



Living Room Ceiling: 3 Photos

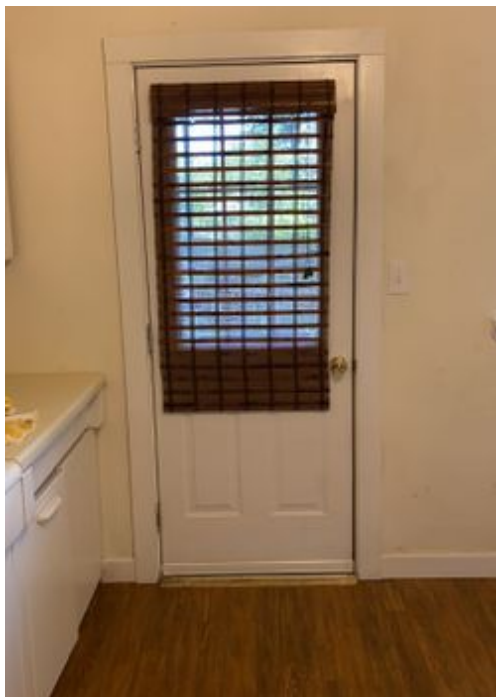


Kitchen Images

Kitchen Counters: 1 Photo



Kitchen Windows: 2 Photos



Kitchen Floor: 3 Photos



Under Kitchen Sink: 1 Photo



Fridge & Freezer: 4 Photos



Stovetop: 1 Photo



Kitchen Cabinets: 9 Photos







Oven: 2 Photos



Kitchen Ceiling: 3 Photos



Kitchen Walls: 6 Photos



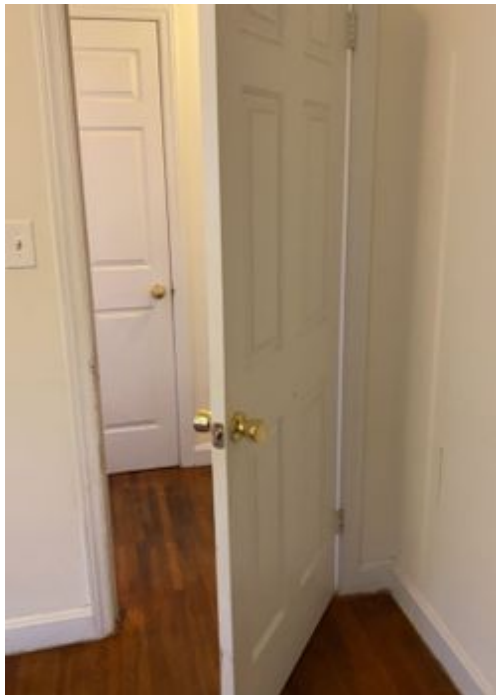


Kitchen Sink: 1 Photo



Second Bedroom Images

Bedroom Door - Exterior and Interior: 4 Photos



Bedroom Closet: 2 Photos



Bedroom Ceiling: 1 Photo



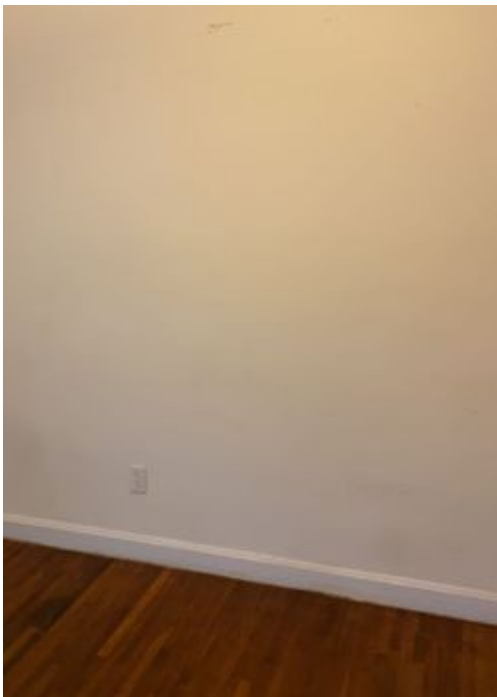
Bedroom Windows: 1 Photo



Bedroom Floor: 1 Photo



Bedroom Walls: 4 Photos



First Full Bathroom Images

Bathroom Windows: 1 Photo



Bathroom Sink: 2 Photos



Under Bathroom Sink: 1 Photo



Bathroom Ceiling: 1 Photo



Bathroom Toilet: 2 Photos



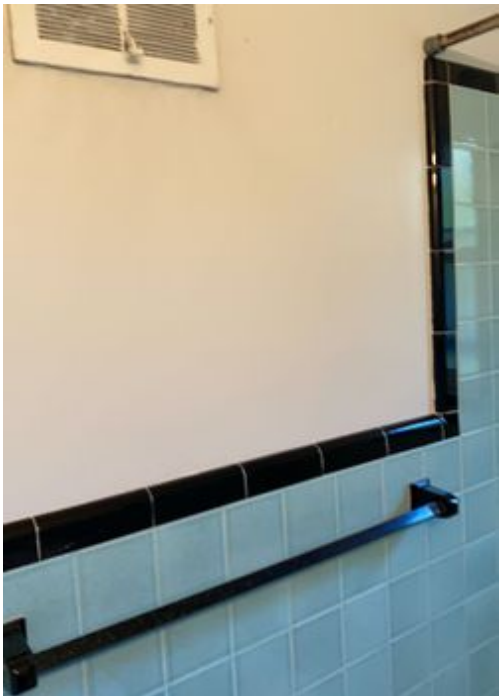
Bathroom Door - Exterior and Interior: 2 Photos



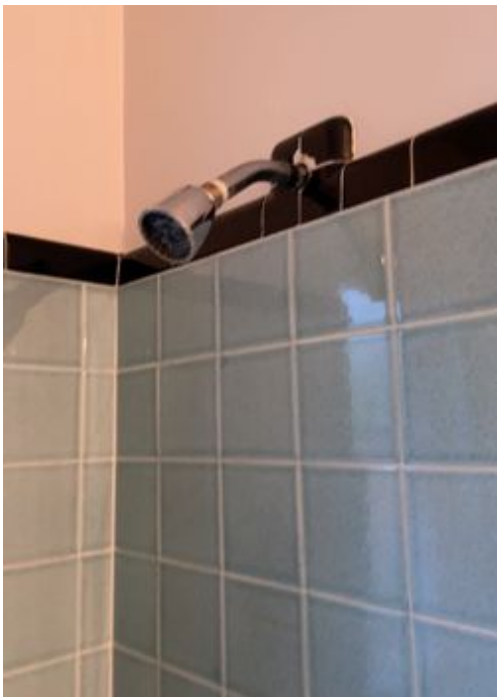
Bathroom Floors: 1 Photo



Bathroom Walls: 4 Photos



Bathroom Shower and Tub: 3 Photos



Front Door Images

Front Door - Exterior and Interior: 5 Photos





General Images

General: 1 Photo

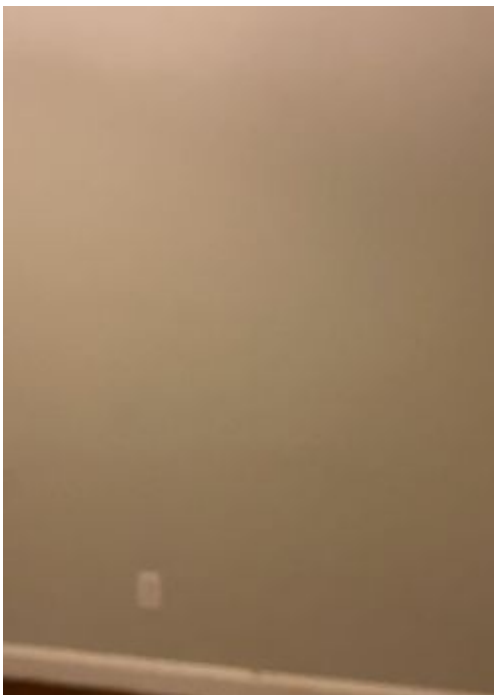
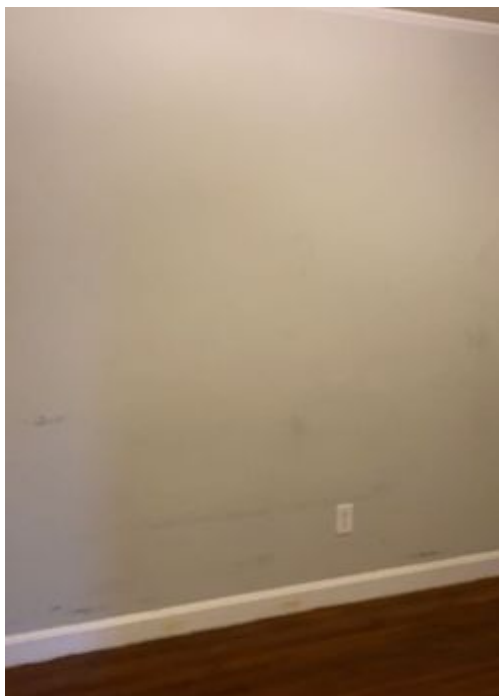


Carbon Monoxide Detector: 1 Photo



First Bedroom Images

Bedroom Walls: 4 Photos



Bedroom Door - Exterior and Interior: 2 Photos



Bedroom Windows: 1 Photo



Bedroom Ceiling: 3 Photos



Bedroom Closet: 3 Photos



Bedroom Floor: 3 Photos



Front Yard Images



Front Yard: 5 Photos





Backyard Images

Backyard: 5 Photos





Front Porch Images

Front Porch: 3 Photos

