

CHECKNET LTD  
INSPECTION REPORT  
*MOVE-OUT*

---



*777 VINE STREET  
LOS ANGELES CA 90038*

PREPARED BY: NOAH GREEN  
TENANT: ROBERT LEWIS  
1 541 743 3011  
ROBERT.LEWIS@GMAIL.COM  
TENANT: ELISABETH MOORE  
LIZ.MOORE@MAIL.ME  
LANDLORD: ROBIN ANDERSON  
EXECUTED BY: NOAH GREEN  
EXECUTED ON: 27/01/2015

## INSPECTION REPORT MOVE-OUT

### INTRO

A detailed **Move-out** inspection of the property situated at **777 Vine street, Los angeles CA 90038** was executed on **1/27/2015**.

The inspection was done by **Noah Green** for **Checknet Ltd**

### OUT EN

The parties, tenant and landlord, mutually agree to have the state of the property described with all parties present, in order to record in which state the tenant needs to return the property back to the owner at the end of the lease. Exception is made for the damages caused by normal wear and tear or force majeure.  
This inspection report is attached to the written lease.

Unless otherwise stated:

- No investigation is made into what is present in the walls, in the floors or in the ceilings . The condition of the floors under the carpet is not investigated and no investigation/analysis of the soil is made.
- There is no investigation into the basic construction of the property or into its stability. If certain defects or claims of constructive nature might be mentioned, this is done only by way of information and without any prejudice of either party. Such observations are also never intended to be complete.
- Verticality of walls and levelness of floors is not checked
- Normal gaps between frames and windows or doors are not recorded. No mention is made of open miter-joints on door- or window fixtures, nor are normal transitions between different building materials registered.
- The inspection does not cover the correct functioning of various equipment, such as electricity, plumbing, ventilation, drains, heating, pipes, ducts, wells, drains, TV, telephone, intercom, video intercom, central vacuum, electric household appliances in the kitchen, etc.
- The mentioned equipment and appliances are assumed to be in a normal state of good use. The tenant is responsible for maintenance of the appliances. In case of a defect they will have to be repaired and replaced if necessary at the expense of the tenant, unless the lease states otherwise.
- The leased property is free from rising or penetrating damp and condensation.
- Everything mentioned in the inspection is property of the landlord.

If no damage is mentioned in the inspection report, it is automatically assumed by the parties that what is described is undamaged and unsoiled, in good condition and that all co-leased devices and mechanisms located in the rented property are functioning properly.

The property will be considered to in good rental condition, except otherwise indicated in the inspection report.

The parties are advised to request an additional check if major works are carried out or if additional elements require an adjustment of the inspection report.

### CONVENTION on terminologies

-Explanation of the evaluation:

- o New: the element is in new condition
- o Good: the element is not new, but in good condition
- o Used : the element shows signs of usage or wear
- o Bad: the element is in poor condition or exhibits damage

When observing a problem, the following actions may be described:

- o to repair: refers to a system or element that is missing, not working properly or is damaged and which requires action to ensure it functions accurately and reliably, or which needs to be restored to its original state
- o to replace: the element needs to be replaced
- o to settle: the damages must be paid for or settled otherwise
- o urgent: the matter requires urgent action
- o suggestion: the note is merely formulated as a suggestion. These recommendations may deal with matters which the concerned party should check, which should be repaired or replaced, or which might cause problems in the future.
- o for the record : the issue needs no immediate attention, but is noted to be complete

**TABLE OF CONTENTS**

1. KEYS	4
2. METERS	4
3. INTERIOR	5
3. 1. LIVING ROOM	5
3. 2. KITCHEN	5
3. 3. TOILET	6
3. 4. HALLWAY	6
4. TECHNICAL INSTALLATIONS	7
4. 1. HEATING	7
5. AGREEMENT & SIGNATURES	8

### 1. KEYS

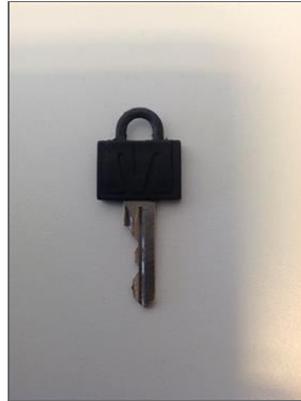
Key	Type	#
<b>Common entrance</b>	Badge	2
<b>Front door</b>	Key	2
<b>Letterbox</b>	Key	2



Common entrance



Front door



Letterbox

### 2. METERS

	Reference	Code	Reading	Recorded on
<b>Electricity meter</b>	58474641 Interior > Entrance (apartment)		17015.00	1/27/2015
<b>Water meter</b>	060207135 Interior > Entrance (apartment)		165.00	1/27/2015
<b>Gas meter</b>	3480565		17255.00	1/27/2015



Electricity meter



Water meter



Gas meter

**3. INTERIOR**

**3. 1. LIVING ROOM**

**3. 1. 1. LIVING ROOM > BASIC**

**3. 1. 1. 1. LIVING ROOM > BASIC > FLOOR**

**CHARACTERISTICS**

**covering** carpet tiles  
**color** grey

**EVALUATION : USED**

**ISSUE**

**Issue Type** To replace  
**Urgency** Urgent  
**Repaircost** \$100.00  
**Responsible** Tenant  
**Comment** Tear and spots close to door  
 2 tiles need to be replaced



**3. 1. 1. 4. LIVING ROOM > BASIC > DOOR**

**CHARACTERISTICS**

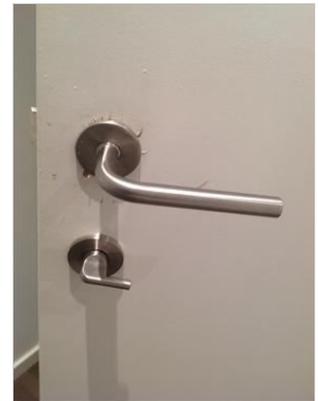
**structure** painted door  
**material** hardboard  
**finishing** painted  
**color** white

**EVALUATION : USED**

Functioning checked and ok

**ISSUE**

**Issue Type** To repair  
**Urgency** Urgent  
**Repaircost** \$150.00  
**Responsible** Tenant  
**Comment** Scratches round the doorknob, one side needs to be repainted



**3. 2. KITCHEN**

**GENERAL CONDITION**

**Orderliness** Ok  
**Neatness** Ok  
**Painting** Ok

**3. 2. 1. KITCHEN > BASIC**

**3. 2. 1. 1. KITCHEN > BASIC > FLOOR**

**ISSUE**

**Issue Type** For the record  
**Repaircost** \$60.00  
**Responsible** Tenant  
**Comment** Scratches



**3. 2. 2. KITCHEN > ELECTRICITY**

**3. 2. 2. 2. KITCHEN > ELECTRICITY > SOCKETS**

3. 2. 2. 2. KITCHEN > ELECTRICITY > SOCKETS

**CHARACTERISTICS**

**number single** 1  
**material** synthetic material  
**color** white

**EVALUATION : BAD**

Functioning checked and not ok

**ISSUE**

**Issue Type** To replace  
**Urgency** Urgent  
**Repaircost** \$40.00  
**Responsible** Tenant  
**Comment** Socket next to door is broken. To be replaced.



3. 3. TOILET

3. 3. 1. TOILET > ELECTRICITY

3. 3. 1. 1. TOILET > ELECTRICITY > BUILT-IN VENTILATOR

**CHARACTERISTICS**

**type** ceiling ventilator  
**material** synthetic material  
**color** white  
**brand** Wallair

**EVALUATION : BAD**

**ISSUE**

**Issue Type** To replace  
**Urgency** Suggestion  
**Responsible** Landlord  
**Comment** Very noisy, should be replaced



3. 3. 1. 3. TOILET > ELECTRICITY > LIGHTING FIXTURES - CEILING

**CHARACTERISTICS**

**type** built-in luminaire  
**number** 2

**EVALUATION : USED**

**ISSUE**

**Issue Type** To replace  
**Urgency** Urgent  
**Repaircost** \$15.00  
**Responsible** Tenant  
**Comment** 1 spot to be replaced



3. 4. HALLWAY

3. 4. 1. HALLWAY > BASIC

3. 4. 1. 3. HALLWAY > BASIC > WALL

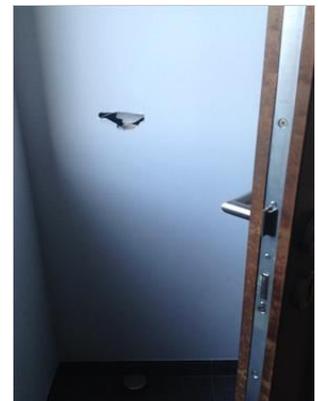
**CHARACTERISTICS**

**covering** drywall  
**basic finishing** smooth fiber glass  
**topcoat** paint  
**color** white

**EVALUATION : USED**

**ISSUE**

**Issue Type** To repair  
**Urgency** Urgent  
**Repaircost** \$200.00  
**Responsible** Tenant  
**Comment** Large hole, close to door



## 4. TECHNICAL INSTALLATIONS

### 4. 1. HEATING

#### 4. 1. 1. HEATING > BOILER

##### CHARACTERISTICS

<b>model</b>	wall mounted
<b>energy</b>	natural gas
<b>brand</b>	Honeywell

##### ISSUE

<b>Issue Type</b>	Maintenance required
<b>Urgency</b>	Urgent
<b>Repaircost</b>	\$150.00
<b>Responsible</b>	Tenant



## 5. AGREEMENT & SIGNATURES

The parties agree that:

- This inspection report provides a detailed description of all spaces and elements of the rented property that either have been described, evaluated or that have issues.
- The inspection has been done in detail with both parties present and adequately documented without any additional conditions other than those mentioned in the report.
- All described distances, angles, dimensions and proportions were estimated in the best possible way.
- The above findings and observations have been established in all sincerity and impartiality, neutrality and truthful, subject to all rights and without any prejudice of the executor. The executor cannot be held liable for known and unknown defects, or hidden defects.

### CLAUSES

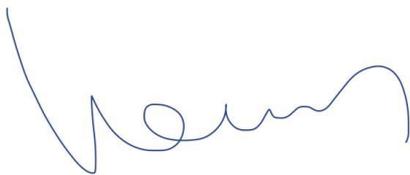
- The cost of this inspection is payable by the tenant and the landlord, who will both pay half.
- This inspection is made and managed digitally. All pictures are digital, are part of it and can be used as evidence.
- The reports for this inspection will be sent to all parties after settlement of the invoice.

### SIGNATURES

#### Tenant #1

Robert Lewis  
777 Vine street  
Los angeles CA 90038

#### Tenant signature



#### Landlord

Robin Anderson  
610 Norh H Street  
San Bernardino CA 92410

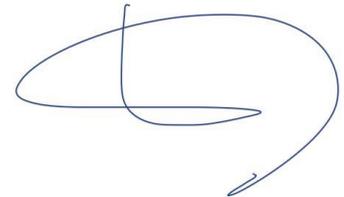
#### Tenant signature



#### Executor

Noah Green  
1032/12 Lincoln Av.  
Los Angeles 90012

#### Tenant signature



#### Tenant #2

Elisabeth Moore

#### Tenant signature





CHECKNET LTD  
MOVE-OUT · TENANT SETTLEMENT

---



*777 VINE STREET  
LOS ANGELES CA 90038*

PREPARED BY: NOAH GREEN  
TENANT: ROBERT LEWIS  
1 541 743 3011  
ROBERT.LEWIS@GMAIL.COM  
TENANT: ELISABETH MOORE  
LIZ.MOORE@MAIL.ME  
LANDLORD: ROBIN ANDERSON  
EXECUTED BY: NOAH GREEN  
EXECUTED ON: 27/01/2015

## MOVE-OUT · TENANT SETTLEMENT

	ISSUE	REPAIRCOST	RESPONSIBLE
INTERIOR > LIVING ROOM > BASIC > <b>FLOOR</b>	TO REPLACE Tear and spots close to door 2 tiles need to be replaced	\$100.00	TENANT
INTERIOR > LIVING ROOM > BASIC > <b>DOOR</b>	TO REPAIR Scratches round the doorknob, one side needs to be repainted	\$150.00	TENANT
INTERIOR > KITCHEN > BASIC > <b>FLOOR</b>	FOR THE RECORD Scratches	\$60.00	TENANT
INTERIOR > KITCHEN > ELECTRICITY > <b>SOCKETS</b>	TO REPLACE Socket next to door is broken. To be replaced.	\$40.00	TENANT
INTERIOR > TOILET > ELECTRICITY > <b>LIGHTING FIXTURES - CEILING</b>	TO REPLACE 1 spot to be replaced	\$15.00	TENANT
INTERIOR > HALLWAY > BASIC > <b>WALL</b>	TO REPAIR Large hole, close to door	\$200.00	TENANT
TECHNICAL INSTALLATIONS > HEATING > <b>BOILER</b>	MAINTENANCE REQUIRED	\$150.00	TENANT
		TOTAL : \$715.00	

## COMMENT

THE COSTS FOR THE LISTED ISSUES FOR WHICH THE TENANT IS RESPONSIBLE CAN BE SETTLED WITH THE SECURITY DEPOSIT.



CHECKNET LTD  
MOVE-OUT · JOB LIST

---



*777 VINE STREET  
LOS ANGELES CA 90038*

PREPARED BY: NOAH GREEN  
TENANT: ROBERT LEWIS  
1 541 743 3011  
ROBERT.LEWIS@GMAIL.COM  
TENANT: ELISABETH MOORE  
LIZ.MOORE@MAIL.ME  
LANDLORD: ROBIN ANDERSON  
EXECUTED BY: NOAH GREEN  
EXECUTED ON: 27/01/2015

## JOBS FOR JOHN

	ISSUE	REPAIRCOST	RESPONSIBLE
INTERIOR > LIVING ROOM > BASIC > <b>FLOOR</b>	TO REPLACE	\$100.00	TENANT
Tear and spots close to door 2 tiles need to be replaced			
INTERIOR > LIVING ROOM > BASIC > <b>DOOR</b>	TO REPAIR	\$150.00	TENANT
Scratches round the doorknob, one side needs to be repainted			
INTERIOR > HALLWAY > BASIC > <b>WALL</b>	TO REPAIR	\$200.00	TENANT
Large hole, close to door			
		TOTAL :	\$450.00

## JOBS FOR ELECTRO SERVICE LTD

	ISSUE	REPAIRCOST	RESPONSIBLE
INTERIOR > KITCHEN > ELECTRICITY > <b>SOCKETS</b>	TO REPLACE Socket next to door is broken. To be replaced.	GDFGDGD \$40.00	TENANT
INTERIOR > TOILET > ELECTRICITY > <b>LIGHTING FIXTURES - CEILING</b>	TO REPLACE 1 spot to be replaced	GDFGDGD \$15.00	TENANT

TOTAL : \$55.00

## JOBS FOR SPEEDY PLUMBING SERVICES

	ISSUE	REPAIRCOST	RESPONSIBLE
TECHNICAL INSTALLATIONS > HEATING > <b>BOILER</b>	MAINTENANCE REQUIRED	\$150.00	TENANT