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Prepared by Northgate Property Management

MOVE-OUT COMPARISON

Move-Out Condition Report

Sample report, fictional data · Inspected Oct 15, 2026

2417 Willow Bend Drive

Columbus, OH 43215

Single Family · 3 Bd · 2 Ba · 1,850 Sq Ft

Tenant	Jordan Ellis
Lease term	Oct 15, 2025 to Oct 14, 2026
Inspected by	Dana Whitfield
Scans	Move-in #2153 → Move-out #2154
Report issued	Oct 16, 2026

62

OVERALL CONDITION

Fair 62

Was Good 85 at move-in ▼ 23

FINDINGS	TOTAL DAMAGES	SECURITY DEPOSIT	REFUND DUE
5	$480	$1,000	$520
4 charged, 1 normal wear	tenant-caused only	applied toward damages	to Jordan Ellis

Room summary

Condition scale: Good 80 to 100 · Fair 60 to 79 · Poor under 60

ROOM	AT MOVE-IN	AT MOVE-OUT	CHANGE	FINDINGS	CHARGES	SUMMARY
Bedroom 1	Good 90	Fair 70	▼ 20	2	$75	Floor scratches by the closet. Scuffs beside the closet are normal wear.
Kitchen	Good 90	Fair 65	▼ 25	1	$85	Upper cabinet door hinge pulled loose.
Living Room	Good 80	Poor 55	▼ 25	1	$200	Condition declined. A large stain on the carpet by the window seating.
Bathroom 1	Fair 78	Poor 58	▼ 20	1	$120	Shower base caulk has cracked and shows mold growth. Needs recaulking.

Findings at move-out

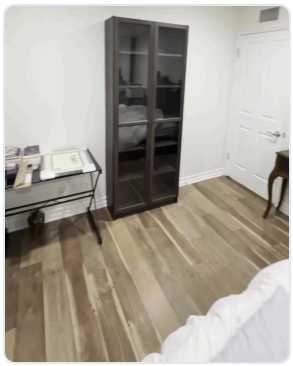
5 items · each paired with the move-in view of the same surface

The left frame is from the move-in scan on Oct 14, 2025. The right frame is from the move-out scan on Oct 15, 2026. Items assessed as normal wear are listed for the record and carry no charge.

Bedroom 1

Move-in **Good 90** → Move-out **Fair 70** ▼ 20 points · 2 findings

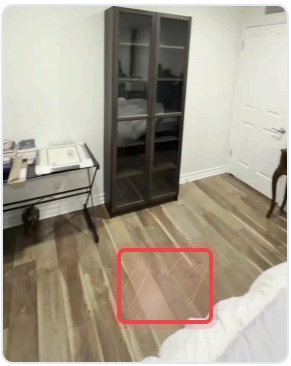
MOVE-IN



Oct 14, 2025

92% viewpoint match

MOVE-OUT



Oct 15, 2026

FINDING 01

Hardwood floor scratches by closet

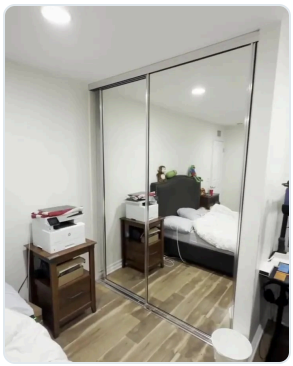
$75
charged to tenant

● Low · Floor in front of the closet · Flooring

Several scratches in the hardwood in front of the closet, consistent with furniture movement. Spot refinish.

Tenant responsibility

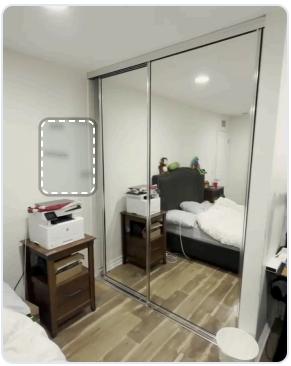
MOVE-IN



Oct 14, 2025

98% viewpoint match

MOVE-OUT



Oct 15, 2026

FINDING 02

Scuff marks beside closet

● Low · Wall beside the mirror closet · Wall

Grey scuff marks on the wall beside the mirror closet. Assessed as normal wear. Listed for the record, not charged.

Normal wear, not charged

Kitchen

Move-in **Good 90** → Move-out **Fair 65** ▼ 25 points · 1 finding

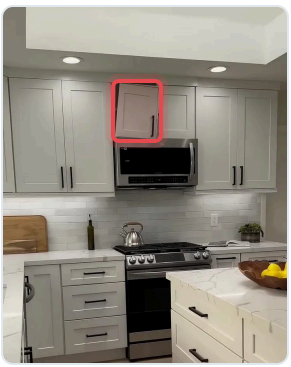
MOVE-IN



Oct 14, 2025

91% viewpoint match

MOVE-OUT



Oct 15, 2026

FINDING 03

Cabinet door hinge pulled loose

$85
charged to tenant

● Medium · Upper cabinet above the microwave · Cabinet

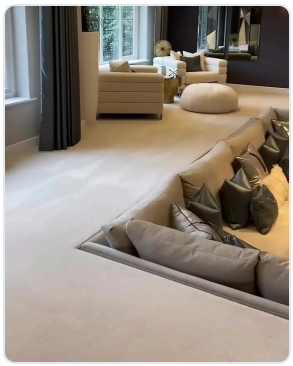
The left door of the cabinet above the microwave hangs at an angle. The top hinge has pulled out of the frame. Replace hinge pair and refit the door.

Tenant responsibility

Living Room

Move-in **Good 80** → Move-out **Poor 55** ▼ 25 points · 1 finding

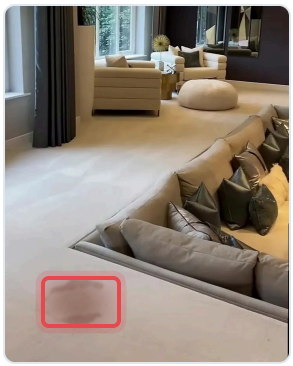
MOVE-IN



Oct 14, 2025

93% viewpoint match

MOVE-OUT



Oct 15, 2026

FINDING 04

Large carpet stain

$200

charged to tenant

Medium · Carpet near the window seating · Flooring

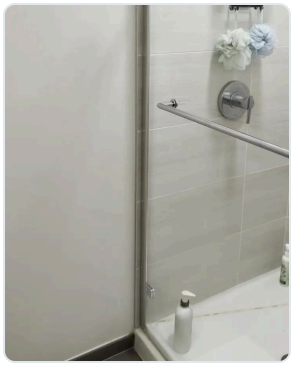
Brown stain about 8 inches across in the carpet near the window seating, appears to be coffee or wine. Professional carpet cleaning, replace if it does not lift.

Tenant responsibility

Bathroom 1

Move-in **Fair 78** → Move-out **Poor 58** ▼ 20 points · 1 finding

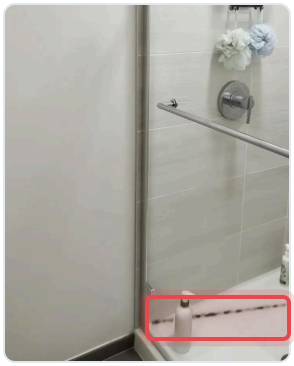
MOVE-IN



Oct 14, 2025

96% viewpoint match

MOVE-OUT



Oct 15, 2026

FINDING 05

Caulk failure with mold at shower base

$120

charged to tenant

High · Shower base · Plumbing

Caulk along the shower base has cracked and shows black mold growth. Caulk wear was noted at move-in; the mold is new. Strip and recaulk.

Tenant responsibility

Settlement

Deposit reconciliation

Bedroom 1 · Hardwood floor scratches by closet	Low	$75.00
Bedroom 1 · Scuff marks beside closet	Low	$0.00
Kitchen · Cabinet door hinge pulled loose	Medium	$85.00
Living Room · Large carpet stain	Medium	$200.00
Bathroom 1 · Caulk failure with mold at shower base	High	$120.00

Total damages	$480.00
Security deposit applied	−$1,000.00
Refund due to tenant	**$520.00**

Charges reflect 4 tenant-caused items. 1 item assessed as normal wear is excluded.

Acknowledgement

Both parties keep a copy

The inspector confirms this report reflects the condition of the property on Oct 15, 2026 compared with the move-in report of Oct 14, 2025. The tenant's signature confirms receipt, not agreement with the charges.

Tenant · Jordan Ellis — Date

Inspector · Dana Whitfield, Northgate Property Management — Date