PROPERTY CONDITION RECORD

Property Condition Report

Move-in / Move-out / Routine inspection

Move-out inspection / v9 / 877E03DE

Maple Street Duplex

1420 Maple St, Austin, TX 78702 · Unit A

Inspection date: 10/30/2026
Prepared by: Alex Chen
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5	38/38	6	$490.00
Rooms	Checked	Photos	Recorded USD

Overview: 25 Good, 10 Fair, 3 Damaged. All items have a recorded condition.

Important notice

This report records observations and photos at the time of submission. It does not verify the source of photos, determine tenant liability, or constitute legal advice. Normal wear is not automatically chargeable; review any proposed deduction against the lease, local law, and supporting evidence.

A condition record is not a determination of liability.

01 Bedroom

7/7 items checked

Item	Condition	Observation / note	Amount USD
Door and lock	Good	—	—
Walls and baseboards	Fair	床头墙面有约 10cm 轻微划痕	$45.00
Flooring and carpet	Fair	入口处有磨损，未破洞	—
Windows and curtains	Good	—	—
Closet and storage	Good	—	—
Light fixtures	Good	—	—
Outlets and switches	Good	—	—

02 Living Room

7/7 items checked

Item	Condition	Observation / note	Amount USD
Entry door and lock	Good	—	—
Walls and baseboards	Fair	悬挂电视处有 4 个钉孔	$20.00
Flooring	Damaged	沙发区地毯有 3cm 灼烧痕迹，无法局部修复	$120.00
Windows and blinds	Good	—	—
Ceiling	Good	—	—
Light fixtures	Good	—	—
Outlets and switches	Good	—	—

03 Kitchen

8/8 items checked

Item	Condition	Observation / note	Amount USD
Cabinets and countertops	Damaged	台面靠近炉灶处有烫伤印	$80.00
Sink and faucet	Fair	龙头底座持续滴水	$35.00
Stove and oven	Fair	烤箱内壁有油污，已深度清洁	—
Refrigerator	Good	—	—
Range hood	Fair	滤网油污较重	$15.00
Flooring	Good	—	—
Walls and backsplash	Good	—	—
Outlets and switches	Good	—	—

04 Bathroom

7/7 items checked

Item	Condition	Observation / note	Amount USD
Toilet	Fair	水箱按钮松动	—
Vanity and mirror	Good	—	—
Shower and bathtub	Damaged	浴缸底部釉面剥落约 5cm	$150.00
Exhaust fan	Good	—	—
Flooring and tile	Fair	淋浴区填缝发黑，需要重新做美缝	—
Water pressure and drainage	Good	—	—
Door and lock	Good	—	—

05 Common Areas

9/9 items checked

Item	Condition	Observation / note	Amount USD
Hallways and stairs	Fair	搬运时墙面有磕碰	$25.00
Balcony and patio	Good	—	—
Heating and air conditioning	Good	—	—
Water heater	Good	—	—
Smoke alarms	Good	—	—
Entry system and intercom	Good	—	—
Parking space	Good	—	—
Storage room	Good	—	—
Shared lighting	Fair	二楼走廊灯偶尔闪烁	—

Photo record

Photo evidence / 1–6 of 6



#01 Bedroom / Walls and baseboards

Taken 10/30/2026



#02 Living Room / Flooring

Taken 10/30/2026



#03 Kitchen / Cabinets and countertops

Taken 10/30/2026



#04 Kitchen / Sink and faucet

Taken 10/30/2026



#05 Bathroom / Shower and bathtub

Taken 10/30/2026



#06 Bathroom / Flooring and tile

Taken 10/30/2026

Deduction summary

Proposed deductions / USD · Recorded amounts are not a liability determination

Room / item	Description / basis	Amount USD
Bedroom / Walls and baseboards	床头墙面有约 10cm 轻微划痕	$45.00
Living Room / Walls and baseboards	悬挂电视处有 4 个钉孔	$20.00
Living Room / Flooring	沙发区地毯有 3cm 灼烧痕迹，无法局部修复	$120.00
Kitchen / Cabinets and countertops	台面靠近炉灶处有烫伤印	$80.00
Kitchen / Sink and faucet	龙头底座持续滴水	$35.00
Kitchen / Range hood	滤网油污较重	$15.00
Bathroom / Shower and bathtub	浴缸底部釉面剥落约 5cm	$150.00
Common Areas / Hallways and stairs	搬运时墙面有磕碰	$25.00

Total recorded	$490.00

Deductions are entered by the inspector and are not validated by the system. Keep receipts, the move-in baseline, depreciation, and supporting evidence; confirm under the lease and local law whether a deduction is allowed and for how much. This table is not a deposit settlement notice.

Signatures & review

Acknowledgment / A signature is not acceptance of deductions or a waiver of rights

Review the property, inspection date, item-by-item observations, photos, and amounts first. A signature records that this version was received and reviewed; it does not prove every fact is undisputed and does not replace notices or deposit settlement required by local law.

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Online signing binds the SHA-256 of the downloaded PDF; the hash and signing status are governed by the download page and signing receipt. Blank signature lines on this page do not mean online signing is complete.

Landlord

Signature

_____

Name

Alex Chen

Date _____

Tenant

Signature

_____

Name

_____

Date _____

Disclaimer

This report is a condition record, not legal advice. The submitter is responsible for the accuracy of observations and attachments; InspectionReport does not determine fees, liability, or the legality of deductions.
Prepared with InspectionReport. Review local requirements before using this report for any deposit deduction or dispute.