

**ATLANTA PEACH MANAGEMENT MOVE-IN INSPECTION FORM**

(This inspection is completed during the residents' initial occupancy of residence.)

LANDLORD: \_\_\_\_\_ TENANT: \_\_\_\_\_

PREMISES: \_\_\_\_\_

**DATE OF POSSESSION:** \_\_\_\_\_ **DATE OF INSPECTION:** \_\_\_\_\_

**KITCHEN**

- 1. \_\_\_\_\_
- 2. \_\_\_\_\_
- 3. \_\_\_\_\_
- 4. \_\_\_\_\_

**LIVING ROOM**

- 1. \_\_\_\_\_
- 2. \_\_\_\_\_
- 3. \_\_\_\_\_

**DINING ROOM**

- 1. \_\_\_\_\_
- 2. \_\_\_\_\_
- 3. \_\_\_\_\_

**FAMILY ROOM**

- 1. \_\_\_\_\_
- 2. \_\_\_\_\_
- 3. \_\_\_\_\_

**BEDROOM #1 (MASTER)**

- 1. \_\_\_\_\_
- 2. \_\_\_\_\_
- 3. \_\_\_\_\_

**BEDROOM #2**

- 1. \_\_\_\_\_
- 2. \_\_\_\_\_
- 3. \_\_\_\_\_

**BEDROOM #3**

- 1. \_\_\_\_\_
- 2. \_\_\_\_\_
- 3. \_\_\_\_\_

**BEDROOM #4**

Tenant(s) Initial \_\_\_\_\_ / \_\_\_\_\_

- 1. \_\_\_\_\_
- 2. \_\_\_\_\_
- 3. \_\_\_\_\_

**BEDROOM #5**

- 1. \_\_\_\_\_
- 2. \_\_\_\_\_
- 3. \_\_\_\_\_

**BEDROOM #6 or Basement/Bonus Room**

- 1. \_\_\_\_\_
- 2. \_\_\_\_\_
- 3. \_\_\_\_\_

**BATHROOM # 1 (Master bath)**

- 5. \_\_\_\_\_
- 6. \_\_\_\_\_
- 7. \_\_\_\_\_

**BATHROOM # 2**

- 1. \_\_\_\_\_
- 2. \_\_\_\_\_
- 3. \_\_\_\_\_

**BATHROOM # 3**

- 1. \_\_\_\_\_
- 2. \_\_\_\_\_
- 3. \_\_\_\_\_

**BATHROOM # 4 or Powder Room**

- 1. \_\_\_\_\_
- 2. \_\_\_\_\_
- 3. \_\_\_\_\_

**Exterior of the Home (Front Porch, Back Deck/Patio)**

- 1. \_\_\_\_\_
- 2. \_\_\_\_\_

**LAUNDRY ROOM**

- 1. \_\_\_\_\_
- 2. \_\_\_\_\_

**GARAGE**

- 1. \_\_\_\_\_

Tenant(s) Initial \_\_\_\_\_ / \_\_\_\_\_

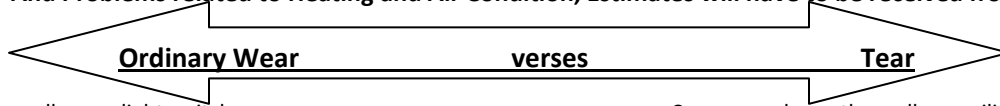
**ATLANTA PEACH MANAGEMENT MOVE IN/ EXIT INSPECTION POLICY**

It is your responsibility to restore the home in the same exact condition as render upon the commencement of the lease agreement. Upon you, the tenant moving out, the home must be ready to be leased or occupied by the next qualified applicant. This means that all the components of the home needs to be in working condition, i.e. Plumbing, and Electrical, the residence must be cleaned, all carpets need to be professionally cleaned, all walls that have holes, hanging rods, curtains, nails and screws, from pictures or décor from your personal property must be restore to its original state or condition. Any components that are broken or in need of repair must be repaired prior to the Exit Inspection, i.e. windows, doors, blinds, window screens, toilets, locks, etc. The Company reserves the right to challenge what has been done to the property by asking for receipts from tenants of licensed professionals. It is important that you understand that the Landlord/Management Company is not responsible for restoring the property to its original state as it was at the commencement of the lease agreement and that your security deposit will become non-refundable it these things are not done by the time the Exit Inspection is conducted. **Atlanta Peach Management does not consider dirt in any form within the scope of normal wear and tear.**

**Price Sheet of Atlanta Peach Management Contractors**

Home Professional Cleaned	\$175.00
Carpet Professional Cleaned	\$200.00
Wall Puttied, Removal of Nails, Screws, Hooks, Rods (*This Price may fluctuate Depending on size)	\$500.00
Grass and Lawn Maintenance	\$65.00
Locks Changed if no keys are rendered at Exit inspection (*Cost reflect Per Lock)	\$50.00

**\*\*Problems that are related to Plumbing (toilets, sinks etc.), Problems that are related to electrical (Lights, electrical sockets, etc.) And Problems related to Heating and Air Condition, Estimates will have to be received from companies.**



Smudges on the walls near light switches  
 Minor marks on the walls or doors  
 A few small tack or nails holes  
 Faded, peeling, or cracked paint  
 Carpet worn thin normal use  
 Carpet with moderate dirt or spots  
 Carpet or curtains faded by the sun  
 Moderately dirty mini blinds  
 Doors sticking from humidity

Crayon marks on the walls or ceilings  
 Large marks, holes in the walls or doors  
 Numerous nail holes that require patching/painting  
 Completely dirty or scuffed painted walls  
 Carpet stained by bleach or dye  
 Carpet is ripped or has urine stain from pets  
 Carpets or curtains with cigarette burn/fumes  
 Bent or missing mini blinds  
 Broken hinge or doorframes

**\*Smokers Clause – I understand that everyone is not tolerable to smoke smells, fumes or residue. It take a great deal of disinfectant and sanitizing to remove smoke fumes from a unit or home, there is even the need to sometimes repaint or remove window treatment (blinds) and removal of the carpets, which can result in a vast deduction from your security deposit.**

*All parties acknowledge that the above inspection was conducted upon gaining possession of the property. All parties acknowledge that they have examined the conditions of the premises, both interior and exterior. If there are any defects or damages to the home that you have not documented, you will be held responsible during your Exit Inspection and repairs will be deducted out of your security deposit. The parties further agree that a copy of this Joint Inspection was provided to Tenant and that the tenant thoroughly understands the inspection form.*

\_\_\_\_\_  
 Tenant Date

\_\_\_\_\_  
 Tenant Date

\_\_\_\_\_  
 Atlanta Peach Management Agent Date

\_\_\_\_\_  
 Garage Door Openers

\_\_\_\_\_  
 Initial(s)

Tenant(s) Initial \_\_\_\_\_/\_\_\_\_\_