

**PYRAMID PROPERTIES PR (II), LLC (Royal Oaks at Pea Ridge) - Arrival Inspection Form**

UNIT # \_\_\_\_\_

MOVE "IN" CONDITION				NOTES	MOVE "OUT" CONDITION				NOTES	Cleaning Charges
OK	DIRTY	DAMAGE			OK	DIRTY	DAMAGE			
<b>KITCHEN</b> Walls/Ceiling Windows/Screens Sink/Faucet Cabinet/Counter Refrigerator Stove Floor/Vinyl Lights Switches/Outlets/Covers Doors/Frames					<b>KITCHEN</b> Walls/Ceiling Windows/Screens Sink/Faucet Cabinet/Counter Refrigerator Stove/ Microwave Floor/Vinyl Lights Switches/Outlets/Covers Doors/Frames					Microwave \$35 Fridge \$45 Stove \$45 Cabinets \$45 Toilet \$45 Shower/Tub \$55 Sink \$25 Countertop \$25 VacuumFloor \$30 Trash (per bag) \$35 Light Bulb (each) \$2
<b>BATHROOM</b> Walls/Ceiling Windows/Screens (if applic.) Sink/Faucet Shower/Tub Toilet Seat Towel Bar Floor/Vinyl Lights/Fans Switches/Outlets/Covers Doors/Frames					<b>BATHROOM</b> Walls/Ceiling Windows/Screens (if applic.) Sink/Faucet Shower/Tub Toilet Seat Towel Bar Floor/Vinyl Lights/Fans Switches/Outlets/Covers Doors/Frames					<b>Carpet Clean</b> 1 Bedroom \$115 2 Bedroom \$155  <b>Painting/Patching</b> Per Room \$135 (i.e. Bedroom, Living Room, Kitchen, etc.)
<b>LIVING ROOM</b> Walls/Ceiling Windows/Screens Floor/Vinyl Lights/Fans Switches/Outlets/Covers Doors/Frames					<b>LIVING ROOM</b> Walls/Ceiling Windows/Screens Floor/Vinyl Lights/Fans Switches/Outlets/Covers Doors/Frames					<b>Damages</b> Facia Baseboard \$100 Front Door \$375 Interior Door \$175 Door Jam \$175 Carpet Stain \$150 Screen \$50 Window \$175 Hole Wall \$75 MiniBlinds \$125 Countertop \$250 Dry Wall Rips \$35 Hardwood Scrтч \$95 Carpet Replace - Cost Vinyl Tear \$135 <b>Haul Off Charges</b>
<b>BEDROOM (1)</b> Walls/Ceiling Windows/Screens Floor/Vinyl Lights/Fans Switches/Outlets/Covers Doors/Frames					<b>BEDROOM (1)</b> Walls/Ceiling Windows/Screens Floor/Vinyl Lights/Fans Switches/Outlets/Covers Doors/Frames					Couch \$150 Love Seat \$100 Chair \$50 Kitchen Table \$50 Mattress \$50 Boxspring \$50 Exercise Eqpt \$100 Entertain. Ctr \$100 Coffee Table \$75
<b>BEDROOM (2)</b> Walls/Ceiling Windows/Screens Floor/Vinyl Lights/Fans Switches/Outlets/Covers Doors/Frames					<b>BEDROOM (2)</b> Walls/Ceiling Windows/Screens Floor/Vinyl Lights/Fans Switches/Outlets/Covers Doors/Frames					
<b>BEDROOM (3)</b> Walls/Ceiling Windows/Screens Floor/Vinyl Lights/Fans Switches/Outlets/Covers Doors/Frames					<b>BEDROOM (3)</b> Walls/Ceiling Windows/Screens Floor/Vinyl Lights/Fans Switches/Outlets/Covers Doors/Frames					
<b>ENTRY DOOR&amp;JAM</b>					<b>ENTRY DOOR &amp; JAM</b>					
<b>SMOKE DETECTOR(S)</b>					<b>SMOKE DETECTOR(S)</b>					
<b>FIRE EXTINGUISHER</b>					<b>FIRE EXTINGUISHER</b>					
<b>KEYS</b>					<b>KEYS</b>					<b>Total Charges Assessed</b>

Other Comments: \_\_\_\_\_

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

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

Management Signature \_\_\_\_\_  
Date \_\_\_\_\_

Management Signature \_\_\_\_\_  
Date \_\_\_\_\_

Failure to return within 5 days of move-in implies that the tenant accepts condition of the apartment as "OK"