MOVE-OUT CONDITION REPORT

Report Reference
EPS-SAMPLE

Sample Property

Client
Sample Client

Property Type
Single Family Residence

Year Built
2000

Living Area
±2,056 SF

Occupancy
Vacant

Prepared By
EPS Technician

Documentation Date
November 2, 2026

Weather
Clear · 77°F

PROPERTY OVERVIEW



REPORT SCOPE

This report documents the observable condition of accessible areas of the property at the time of documentation. It provides a professional visual record for the client and other authorized representatives.

This report is a representative visual record only. It is not intended to serve as an exhaustive inventory of every condition present within the property. Conditions not specifically photographed or documented may exist.

THIS REPORT IS NOT

- **A home inspection**
- **An engineering evaluation**
- **A code-compliance inspection**
- **A guarantee or prediction of future condition**

TECHNICIAN DISCLAIMER

The technician documents observable conditions only and does not evaluate concealed components, structural integrity, system functionality, code compliance, environmental conditions, or future performance unless specifically stated.

ABBREVIATED SAMPLE — Selected pages from a full EPS property documentation report. Not a complete property record.

Executive Summary

Property Overview

Property Address
Sample Property

Client
Sample Client

Report Type
Move-Out Documentation Report

Documentation Date
November 2, 2026

Prepared By
Elevated Property Services

Report Reference
EPS-SAMPLE

Key Metrics

25	431	76	17
Areas Documented	Total Photos	Documented Findings	Priority Findings

Priority Overview

Counts are distinct documented findings.

- **4** Urgent
- **13** Priority
- **59** Noted

Areas Documented

- Subject Property
- Rear Elevation
- Entry/Stairs
- Kitchen
- Hallway
- Primary Bedroom
- Garage
- 2nd Floor Hall
- Bedroom 4
- Front Elevation
- Left Elevation
- Living
- Pantry
- Bathroom
- Primary closet
- Loft
- Bedroom 3
- Right Elevation
- Exterior
- Dining
- Laundry
- Bedroom
- Primary Bathroom
- Attic / Storage
- Bathroom 3

Report Scope

Scope: This report is a representative visual record of observable conditions at the time of documentation. It is not an exhaustive inventory of every condition, nor a home inspection, engineering evaluation, or code-compliance inspection. Review this summary together with the detailed photographs and report sections.

ABBREVIATED SAMPLE — Selected pages from a full EPS property documentation report. Not a complete property record.

Functional Checks

Only completed Functional Checks are listed below.

FUNCTIONAL EXCEPTIONS — 10 DOCUMENTED FINDINGS

- ⚠ **Kitchen — Dishwasher:** No power observed
- ⚠ **Hallway — Smoke Alarm:** Not present
- ⚠ **Bathroom — Lighting:** Fail — Non-operational — Note: 3 bulb failures
- ⚠ **Bedroom — Lighting:** Fail — Non-operational — Note: 2 bulbs operated - 1 bulb failure
- ⚠ **Primary Bedroom — Smoke Alarm:** Not present
- ⚠ **Primary Bathroom — Lighting:** Fail — Non-operational — Note: 2 bulb failure
- ⚠ **Loft — Lighting:** Fail — Missing fixture / component — Note: Bulb and cover missing
- ⚠ **Bedroom 3 — Lighting:** Fail — Non-operational — Note: 1 missing bulb
- ⚠ **Bathroom 3 — Lighting:** Fail — Non-operational — Note: 3 bulb failure
- ⚠ **Bedroom 4 — Lighting:** Fail — Non-operational — Note: 1 missing bulb and 1 missing cover

Functional Check Results by Area

ASSET	RESULT	PHOTOS
Entry/Stairs		
✓ **Lighting**	Operated	Photo 74
Living		
✓ **Lighting**	Operated	Photo 97
Dining		
✓ **Lighting**	Operated	Photo 121
Kitchen		
✓ **Lighting**	Operated	Photo 143
✓ **Sink / Faucet**	Water flow observed	Photo 158
✓ **Refrigerator**	Power observed	Photos 159–161
✓ **Range**	Heated	Photos 162–164
⚠ **Dishwasher**	No power observed	Photos 165–167
✓ **Microwave**	Power observed	Photos 168–171
✓ **Garbage Disposal**	Operated	Photo 172
Laundry		
✓ **Lighting**	Operated	Photo 190
Hallway		
✓ **Lighting**	Operated	Photo 208
⚠ **Smoke Alarm**	Not present	Photo 209

Key: ✓ Result recorded ⚠ Documented exception ⊖ Not present (not an exception) Marks supplement the written result.

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Housekeeping Conditions

Cleanliness-related conditions such as soiling, residue, or debris, observed at the time of documentation and listed by area for reference.

Areas Affected: **18** | Observations: **36** | Condition Types: **6**

- **Rear Elevation** — Other
- **Entry/Stairs** — Surface Soiling
- **Living** — Surface Soiling
- **Dining** — Surface Soiling
- **Kitchen** — Surface Soiling · Residue / Substance · Dust / Debris
- **Pantry** — Surface Soiling
- **Laundry** — Surface Soiling
- **Hallway** — Surface Soiling
- **Bathroom** — Surface Soiling · Residue / Substance
- **Bedroom** — Surface Soiling
- **Primary Bedroom** — Surface Soiling
- **Primary closet** — Paint Finish Variation
- **Primary Bathroom** — Other · Surface Soiling · Residue / Substance
- **Garage** — Dust / Debris · Surface Soiling
- **Loft** — Dust / Debris
- **2nd Floor Hall** — Surface Soiling
- **Bedroom 3** — Dust / Debris
- **Bedroom 4** — Staining / Discoloration

SAMPLE SAMPLE

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Documented Findings

About this section: Distinct documented conditions are summarized below by priority level and Area. Refer to the detailed photo documentation for supporting images and full context.

URGENT

Kitchen
- Observed swelling of the walls.

Primary Bathroom
- Observed swelling of the vanity and sink.

Bathroom 3
- Observed swelling of the walls.
- Observed swelling of the vanity and sink.

PRIORITY

Left Elevation
- Window trim component exhibits visible weathering, surface deterioration, and area of material loss.

Living
- Observed localized chipping on the flooring.

Dining
- Observed localized chipping on the flooring.

Hallway
- Smoke alarm observed missing.

Bathroom
- Observed delamination of the ceiling.
- Observed swelling of the vanity and sink.

Bedroom
- Observed staining on the flooring.

Primary Bedroom
- Observed staining on the flooring.
- Smoke alarm observed missing.

Bedroom 3
- Observed scuffing and chipping to the paint on door.

Bathroom 3
- Toilet observed loose.
- Observed delamination of the tub and shower.

Bedroom 4
- Observed staining on the flooring.

NOTED

Front Elevation
- Observed dents on the garage door.
- Observed wear on the doors.

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KEY PHOTOS SUMMARY

One representative photo per Area and Priority. Photo numbers match the main photo documentation pages.

Urgent Priority Noted

Kitchen

URGENT

Walls

Swelling

Photo 129



Observed swelling of the walls.

Primary Bathroom

URGENT

Vanity

Swelling

Photo 295



Observed swelling of the vanity and sink.

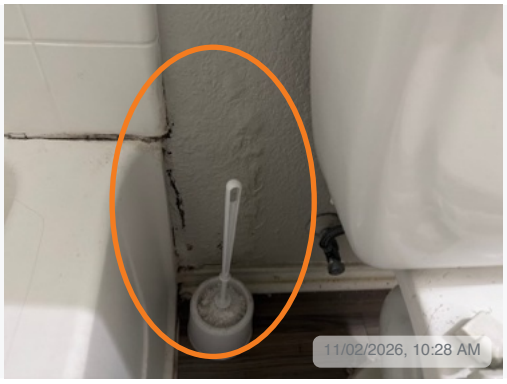
Bathroom 3

URGENT

Walls

Swelling

Photo 390



Observed swelling of the walls.

Multiple conditions documented in this area.

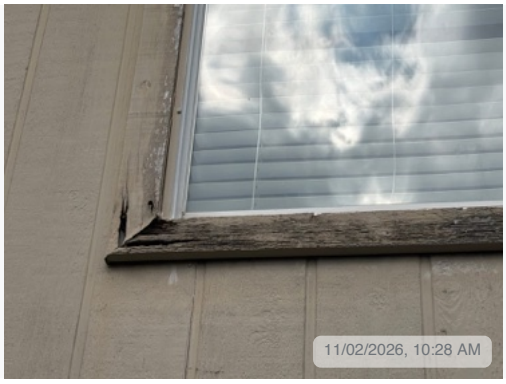
Left Elevation

PRIORITY

Windows

Swelling

Photo 44



Window trim component exhibits visible weathering, surface deterioration, and area of material loss.

SAMPLE

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KEY PHOTOS SUMMARY

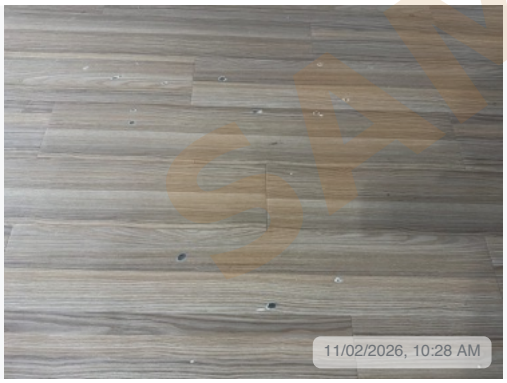
Living

PRIORITY

Floor

Chipping

Photo 89



Observed localized chipping on the flooring.

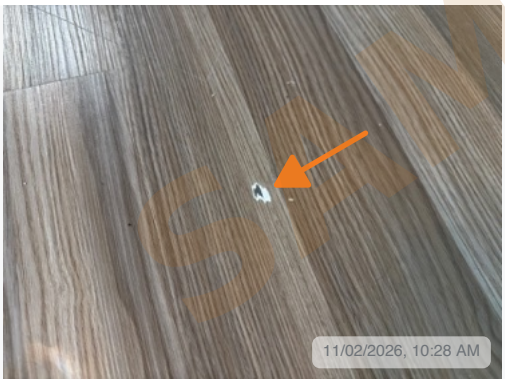
Dining

PRIORITY

Floor

Chipping

Photo 115



Observed localized chipping on the flooring.

Hallway

PRIORITY

Smoke Alarm

Missing

Photo 209



Smoke alarm observed missing.

Bathroom

PRIORITY

Ceiling

Delamination

Photo 215



Observed delamination of the ceiling.

Multiple conditions documented in this area.

SAMPLE

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FRONT ELEVATION — CONTINUED

Doors Photo 11



Additional doors detail.

Doors NOTED Photo 12



Additional doors detail.

Observed dents on the garage door.

Doors Photo 13



Additional doors detail.

Doors Photo 14



Additional doors detail.

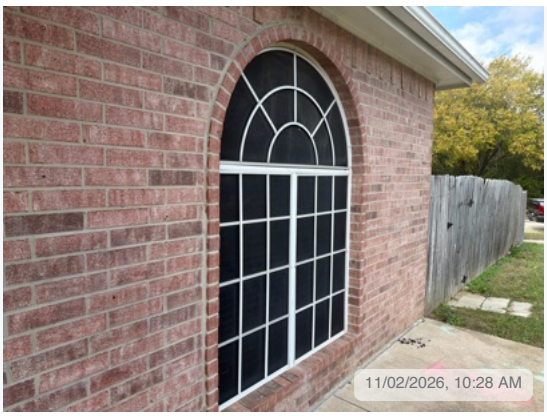
Doors NOTED Photo 15



Additional doors detail.

Observed wear on the doors.

Windows Photo 16

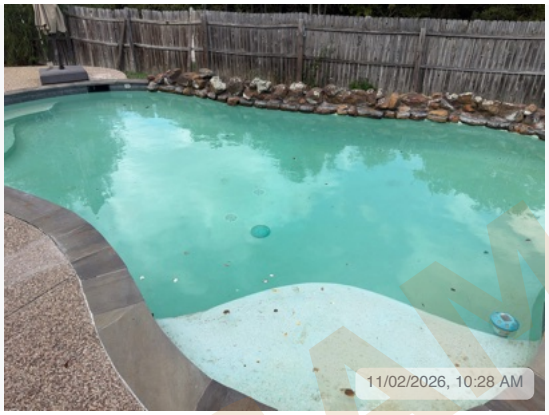


Window Overview.

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EXTERIOR — CONTINUED

Pool Photo 58



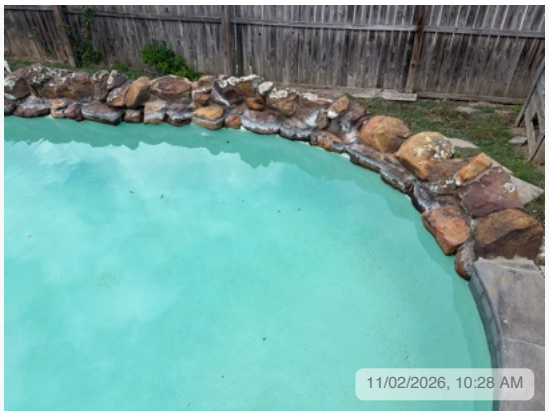
Overview of pool.

Pool Photo 59



Additional view of pool.

Pool Photo 60



Additional view of pool.

Pool Photo 61



Additional view of pool.

Pool Photo 62



Additional view of pool.

ABBREVIATED SAMPLE — Selected pages from a full EPS property documentation report. Not a complete property record.

DINING — CONTINUED

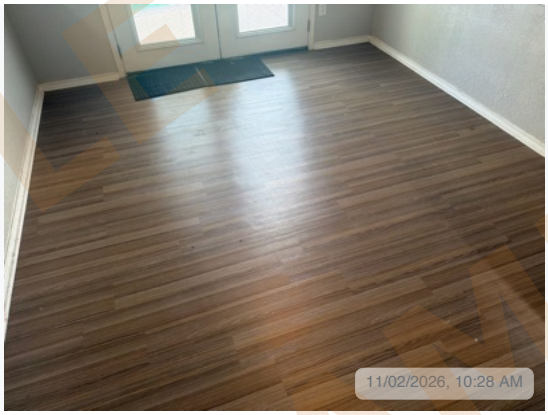
Baseboards NOTED Photo 111



Additional Baseboards detail.

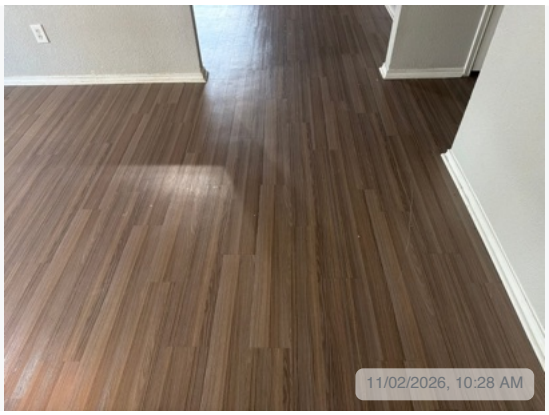
Observed scuffing on the baseboards.

Floor Photo 112



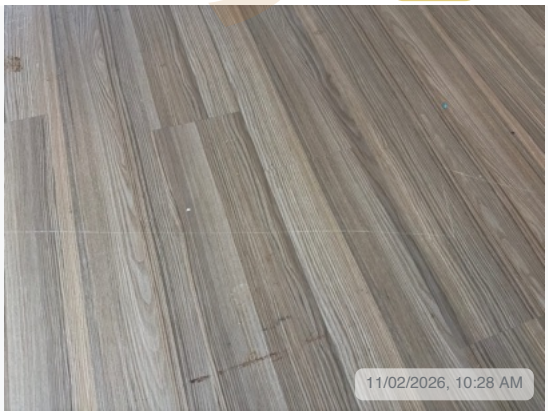
Flooring Overview.

Floor Photo 113



Additional floor detail.

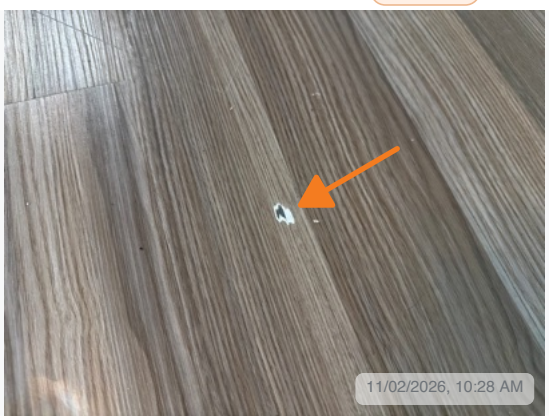
Floor NOTED Photo 114



Additional floor detail.

Observed scuffing on the flooring.

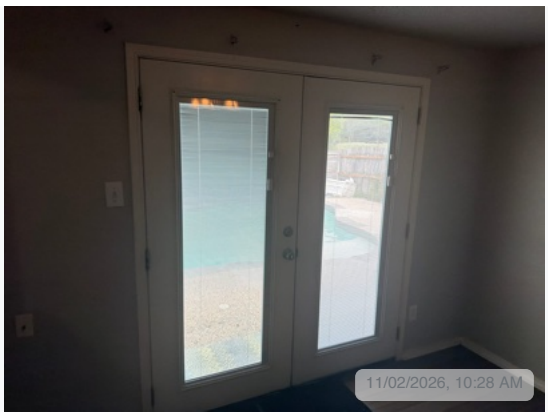
Floor PRIORITY Photo 115



Additional floor detail.

Observed localized chipping on the flooring.

Doors Photo 116



Door Overview.

ABBREVIATED SAMPLE — Selected pages from a full EPS property documentation report. Not a complete property record.

KITCHEN — CONTINUED

Microwave Photo 169



Microwave Data Plate.

Microwave HOUSEKEEPING Photo 170



Additional Microwave detail.

Observed surface soiling on the microwave.

Microwave NOTED Photo 171



Additional Microwave detail.

Microwave observed cracked and missing handle.

Garbage Disposal Photo 172



Garbage Disposal documentation overview.

ABBREVIATED SAMPLE — Selected pages from a full EPS property documentation report. Not a complete property record.

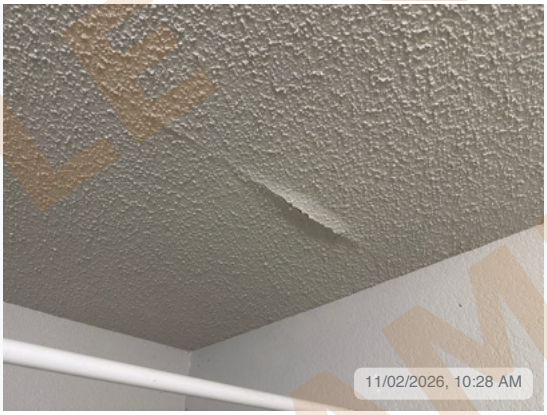
BATHROOM — CONTINUED

Ceiling Photo 214



Ceiling Overview.

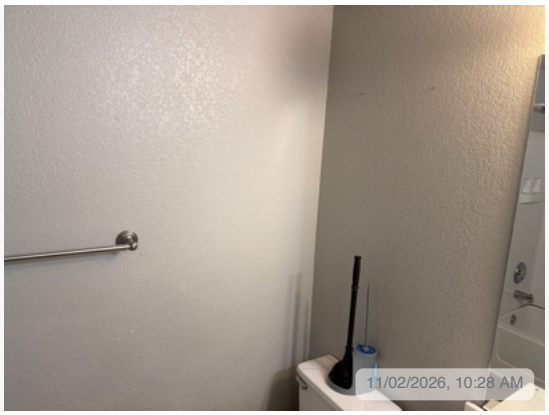
Ceiling PRIORITY Photo 215



Additional ceiling detail.

Observed delamination of the ceiling.

Walls Photo 216



Wall Overview.

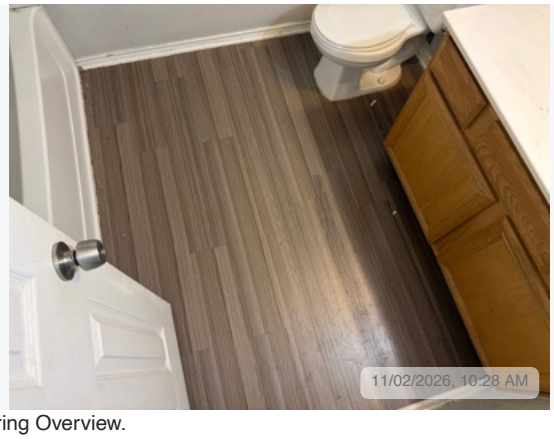
Baseboards HOUSEKEEPING Photo 217



Baseboards documentation overview.

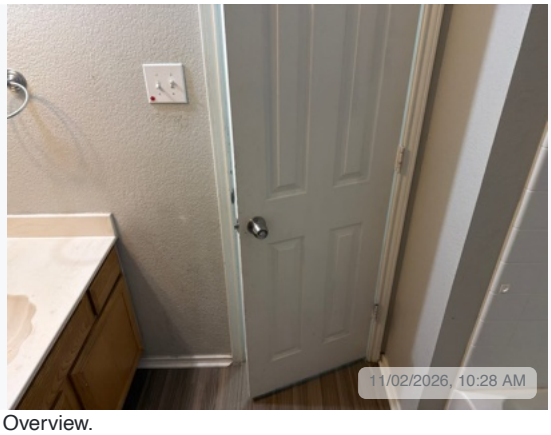
Observed surface soiling on the baseboards.

Floor Photo 218



Flooring Overview.

Doors Photo 219



Door Overview.

SAMPLE SAMPLE

ABBREVIATED SAMPLE — Selected pages from a full EPS property documentation report. Not a complete property record.

PRIMARY BEDROOM — CONTINUED

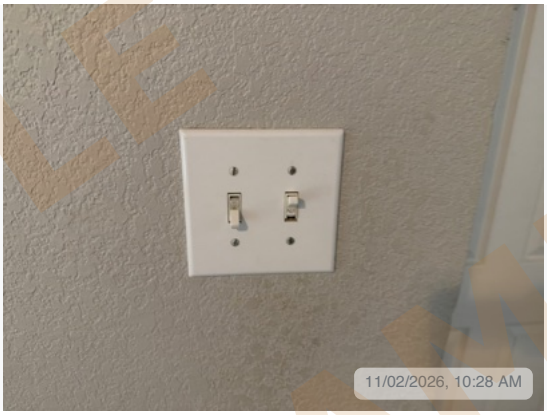
Smoke Alarm PRIORITY Photo 268



Smoke Alarm documentation overview.

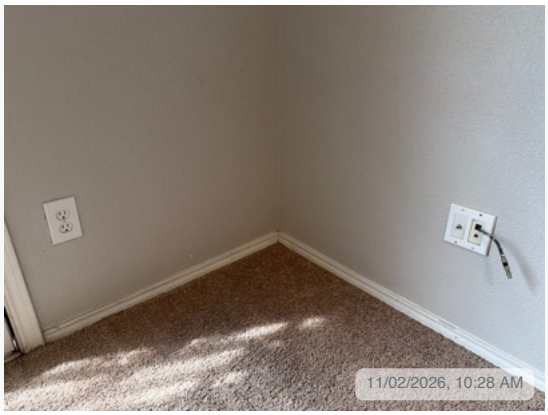
Smoke alarm observed missing.

Electrical Photo 269



Electrical documentation overview.

Electrical Photo 270



Additional Electrical detail.

Closet Photo 271



Closet documentation overview.

SAMPLE SAMPLE

ABBREVIATED SAMPLE — Selected pages from a full EPS property documentation report. Not a complete property record.

LOFT

AREA OBSERVATION

Observable conditions were documented within this area. Refer to the associated photographs and image observations for additional information.

Overview Photo 317



Overview.

Overview Photo 318



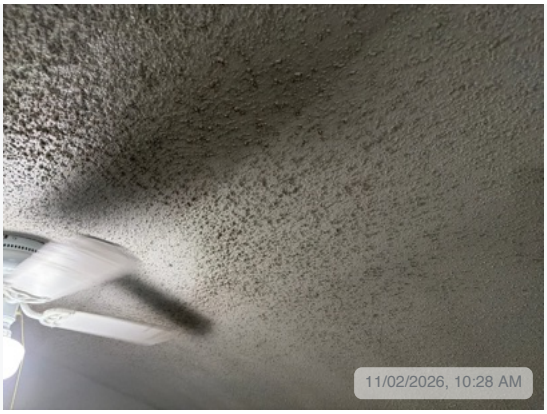
Additional Overview.

Ceiling Photo 319



Ceiling Overview.

Ceiling HOUSEKEEPING Photo 320



Additional ceiling detail.

Observed dust and debris on the ceiling.

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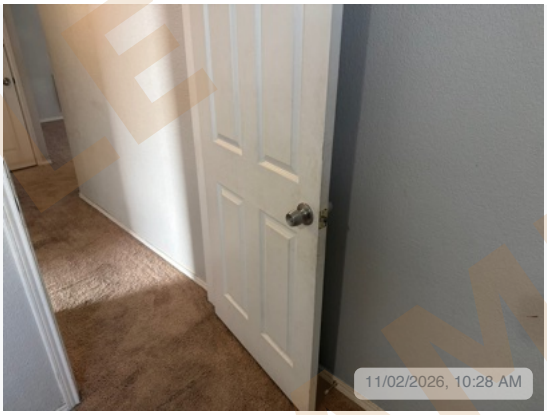
BEDROOM 3 — CONTINUED

Floor Photo 370



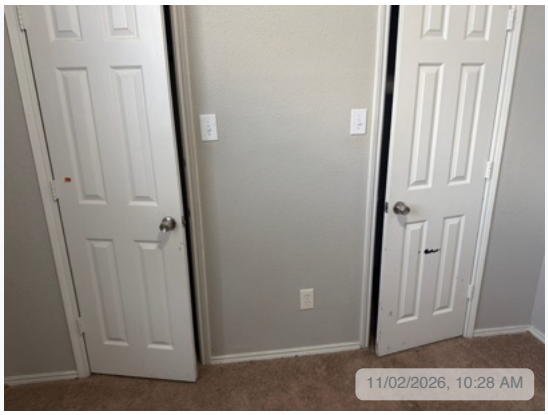
Additional floor detail.

Doors Photo 371



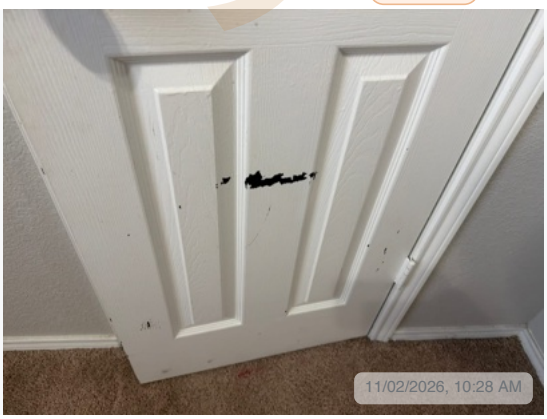
Door Overview.

Doors Photo 372



Additional doors detail.

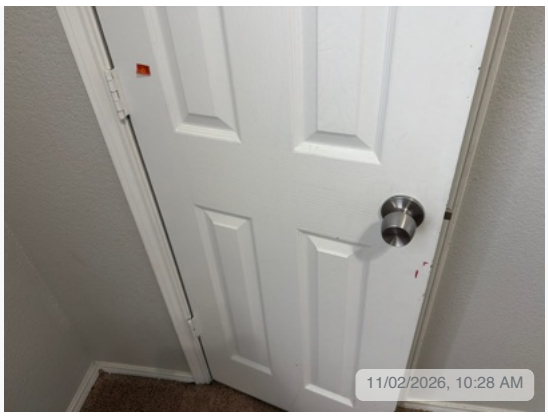
Doors PRIORITY Photo 373



Additional doors detail.

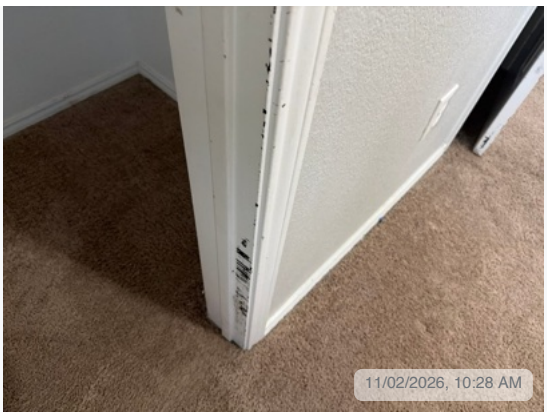
Observed scuffing and chipping to the paint on door.

Doors Photo 374



Additional doors detail.

Trim / Casing Photo 375



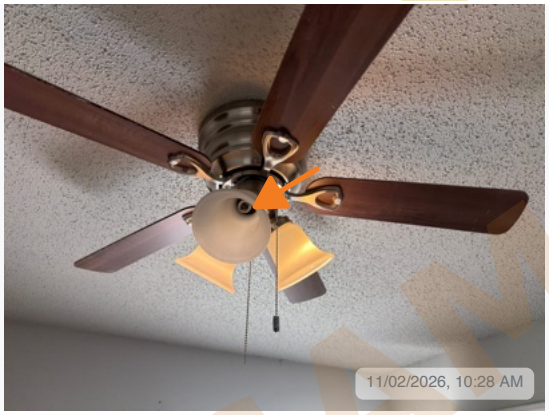
Trim / Casing documentation overview.

SAMPLE SAMPLE

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BEDROOM 4 — CONTINUED

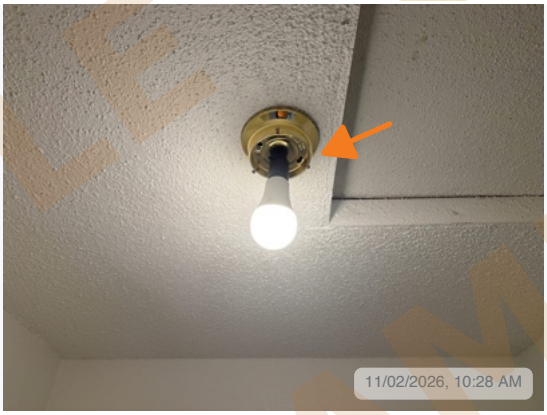
Lighting NOTED Photo 423



Lighting documentation overview.

Ceiling fan with missing bulb.

Lighting NOTED Photo 424



Additional Lighting detail.

Lighting cover observed missing.

Lighting Photo 425



Light cover observed detached but present in closet

Vents Photo 426



Vents documentation overview.

Smoke Alarm Photo 427



Smoke Alarm documentation overview.

Smoke Alarm Photo 428



Smoke Alarm Expiration Label.

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FINAL SUMMARY

Professional Closing

PROFESSIONAL VISUAL RECORD

This report documents observable conditions present at the property on the documented service date. It is intended to provide a clear professional visual record and should be reviewed together with the detailed photographs, captions, and observations contained throughout this report.

Report Use & Limitations

This report is intended solely as a professional visual documentation record of observable conditions at the time of documentation. It is not intended to establish financial responsibility, determine liability, assign fault, or independently establish the value of any observed condition. Decisions regarding the documented conditions should be made by the appropriate parties using this report together with any other relevant information.

Report Limitations

- Documents observable conditions only
- Not an engineering evaluation
- Reflects conditions observed on November 2, 2026 only
- Non-invasive visual documentation
- Not a code-compliance inspection

IMAGE OWNERSHIP & RETENTION

All photographs contained within this report are the work product of Elevated Property Services. Original image files are not distributed without prior written approval. Approved requests for original image files are subject to an administrative discovery, preparation, and retrieval fee of no less than $75. Additional fees may apply based on the number of files requested, retrieval requirements, and method of delivery. Image files are retained by Elevated Property Services in accordance with its records-retention practices and may not be available indefinitely.

Acknowledgement

The signer outcomes below document acknowledgement participation or an applicable recorded status. Receipt of this report does not necessarily indicate agreement with the documented observations.

SAMPLE

ABBREVIATED SAMPLE — Selected pages from a full EPS property documentation report. Not a complete property record.

ACKNOWLEDGEMENT & SIGNATURES

SAMPLE

Owner / Authorized Representative

STATUS: NOT PRESENT / UNAVAILABLE

Recorded November 2, 2026 at 4:05 PM

Tenant / Occupant

STATUS: NOT PRESENT / UNAVAILABLE

Recorded November 2, 2026 at 4:05 PM

EPS Technician



EPS Technician

Lead technician

STATUS: SIGNED

Recorded November 2, 2026 at 4:05 PM

Thank You

Thank you for choosing Elevated Property Services. We appreciate the opportunity to provide this professional visual record.

Elevated Property Services | YourPropertyCrew.com | 940-251-2739

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