

## MOVE IN/MOVE OUT INSPECTION FORM

**Property Address:** 1282 Via De Fossi, Boynton Beach, FL 33426  
**Landlord Name:** Michael and Sara Marom Trust  
**Tenant(s) Name:** Linda Gabriel and Stefane Jean-Jacques  
**Tenant Phone:** 561-386-7468 / 954-383-1934  
**Tenant Email:** [lgabriel06@yahoo.com](mailto:lgabriel06@yahoo.com) / [stefanejj@gmail.com](mailto:stefanejj@gmail.com)

PRE/AT OCCUPANCY (Date: <u>03/01/25</u> )		POST OCCUPANCY (Date: _____)
Area/items	Comments	Comments
<b>FIRST LEVEL BATHROOM:</b>		
Floor	Good condition	
Walls/Ceiling	Wall by light switches at entrance of bathroom has few stains ( <a href="#">see photo – pages 5 &amp; 6, 7</a> )	
Sink	Fixture shows signs of rust ( <a href="#">see photo – page 3</a> )	
Vanity/Counter	<b>Left cabinet door comes out. To be repaired</b> ( <a href="#">see photo – page 4</a> )	
Lights	Good and working condition	
Tile/Grout	Bottom grout lines show sign of wear and tear ( <a href="#">see photo – page 1</a> )	
Bath/Shower Enclosure	Bottom grout lines show sign of wear and tear ( <a href="#">see photo – page 6</a> )	
Toilet	Inside WC bowl has yellowish marks ( <a href="#">see photo – page 2</a> )	
Towel Bar/Soap Dish/ Mirror	Mirror shows sign of wear and tear at bottom ( <a href="#">see photo – page 4</a> )	
Other	<b>Shower head</b> show signs of rust ( <a href="#">see photo – page 1</a> )	

<b>FIRST LEVEL BEDROOM:</b>		
Floor	Good condition	
Walls/Ceiling	Good condition	
Lights, Dimmer Switch	Good and working condition	
Blinds	Good and working condition	
Windows/Tracks, Screens	Good and working condition	

Closets	Good and working condition	
Other		

FIRST LEVEL FOYER:		
Floor	New floor in excellent condition	
Walls/Ceiling	Good condition with a bit of uneven surfaces and patches due to previous wall plastering and touchup paint ( <a href="#">see photos – pages 12 to 16</a> )	
Doors/Frames	Entrance door frame has some dents throughout ( <a href="#">see photos – pages 10 to 12, 14, 16</a> )	
Lights	Good and working condition	
Hallway to Garage	Door to garage not painted and shows signs of wear and tear especially at/around door frame ( <a href="#">see photo – pages 16, 18, 19</a> )	
Garage	- Good condition - Garage door opener panel is stained ( <a href="#">see photos – page 18</a> )	
Stairway	Good condition except a few yellowish stains at risers ( <a href="#">see photos – pages 20 to 22</a> )	
Other	<b>Stairway walls</b> in good condition with a bit of uneven surfaces and patches due to previous wall plastering and touchup paint ( <a href="#">see photos – pages 21 to 23</a> )	

LIVING/DINING AREA:		
Floor	Good condition except some tiles in the middle of Living Room has slight/thin cracks ( <a href="#">see photos – pages 31 &amp; 32</a> )	
Door(s)	- Bottom of metal framed glass door leading to balcony show sign of yellow stain ( <a href="#">see photos – page 24</a> ) - <b>Metal framed glass door</b> leading to balcony <b>can't open/close properly. When closed, 1/2" gap at top is visible</b> ( <a href="#">see photos – pages 24 to 28</a> ) or ( <a href="#">View Video</a> )	
Walls/Ceiling	Good condition except for few walls showing uneven surfaces and patches due to previous wall plastering and touchup paint ( <a href="#">see photos – pages 28 to 31</a> )	
Lights, Dimmer Switch	Good and working condition	

Air Conditioning	<ul style="list-style-type: none"> <li>- Good and working condition</li> <li>- <b>AC Coil is dirty and needs cleaning</b> (<a href="#">see photos – page 34</a>)</li> <li>- AC closet is loose and out of top track (<a href="#">see photos – pages 44 &amp; 45</a>)</li> </ul>	
Washer/Dryer	<ul style="list-style-type: none"> <li>- Good and working condition, <b>granted they are old models</b></li> <li>- <b>Signs of scratches</b> on both appliances</li> <li>- <b>Red stain at top panel of Dryer</b> (<a href="#">see photos – pages 38 to 43</a>)</li> </ul>	
Blinds	Good and working condition	
Windows/Tracks, Screens	Good and working condition	
Ceiling Fans	N/A	
Other	<ul style="list-style-type: none"> <li>- <b>Dining Baseboards</b> caulking wearing off (<a href="#">see photos – pages 58 &amp; 59</a>)</li> <li>- <b>Wall at AC Thermostat</b> show sign of patches due to previous wall plastering and touchup paint (<a href="#">see photos – page 60</a>)</li> <li>- <b>Dining Ceiling</b> has a small yellow stain near AC vent (<a href="#">see photos – page 61</a>)</li> </ul>	

KITCHEN:		
Floor	Good condition except some tiles have unmatched grout lines ( <a href="#">see photos – pages 52 &amp; 53</a> )	
Walls/Ceiling	Good condition except by pantry where wall show signs of dents ( <a href="#">see photos – page 51</a> )	
Counters	Great condition	
Cabinets/Drawers	<ul style="list-style-type: none"> <li>- Bottom inside of kitchen cabinet in good condition except few stains (<a href="#">see photos – pages 47 &amp; 48</a>)</li> <li>- <b>Kitchen cabinet doors</b> in good condition <b>except many doors show signs of wear and tear (starting to peel)</b> few stains (<a href="#">see photos – pages 48 to 50</a>)</li> </ul>	
Stove/Oven	New / Good and working condition	
Hood, Filter Fan	N/A	
Refrigerator	- New / Good and working condition except a couple of small scratches on	

	side of fridge (see photos – page 52)	
Dishwasher	New / Good and working condition	
Sink & Stopper	Good and working condition	
Lights	Good and working condition	
Windows/ Track, Screens	N/A	
Other	<ul style="list-style-type: none"> <li>- Pantry walls and baseboards show signs of wear and tear (see photos – pages 45 &amp; 46)</li> <li>- <b>Guest Bathroom: WC seat cover</b> at time of pre move-in walkthrough showed sign of mildew (see photos – page 54)</li> <li>- <b>All Bathrooms: Sink</b> show sign of rounded shaped stain due to water seating on surface and not slopping (see photos – page 55)</li> <li>- <b>Guest Bathroom: Walls and Door</b> show sign of patches due to previous wall plastering and touchup paint (see photos – pages 56 to 59)</li> <li>- <b>Stairway leading to 3<sup>rd</sup> floor:</b> Good condition except a few yellowish stains at risers (see photos – pages 62 to 64)</li> <li>- <b>Stairway walls</b> in good condition with a bit of uneven surfaces and patches due to previous wall plastering and touchup paint (see photos – page 65)</li> </ul>	

MASTER BEDROOM:		
Floor	New / Good condition	
Walls/Ceiling	<ul style="list-style-type: none"> <li>- Walls in good condition with a bit of uneven surfaces and patches due to previous wall plastering and touchup paint (see photos – pages 65 to 68)</li> <li>- Stains present on ceiling near AC vent (see photos – page 66)</li> </ul>	
Lights, Dimmer Switch	Good and working condition	
Blinds	Good and working condition <b>except no blinds at small window</b> (see photo – page 69)	

Windows/Tracks, Screens	Good and working condition
Closets	<b>Mirrored closed door handles</b> are very flimsy and at the point of coming out. Need some readjustment (see photos – page 65)
Other	


MASTER BATHROOM:	
Floor	Good condition
Walls/Ceiling	- Walls in good condition with a bit of uneven surfaces and patches due to previous wall plastering and touchup paint ( <b>no photos taken</b> )
Sink	Good condition
Vanity/Counter	Good condition
Vent Fan	Good and working condition
Lights	Good and working condition
Tile/Grout	Good condition
Bath/Shower Enclosure	Good condition
Toilet	Good condition
Towel Bar/Soap Dish/ Mirror	Mirror shows sign of wear and tear at bottom (see photo – page 70)
Other	


BEDROOM 3:	
Floor	Good condition
Walls/Ceiling	- Walls in good condition with a bit of uneven surfaces and patches due to previous wall plastering and touchup paint (see photo – pages 71 to 73)
Lights, Dimmer Switch	Good and working condition
Blinds	Good and working condition


<b>Windows/Tracks, Screens</b>	Good and working condition
<b>Closets</b>	Good and working condition
<b>Other</b>	


<b>BEDROOM 4:</b>	
<b>Floor</b>	Good condition
<b>Walls/Ceiling</b>	- Walls in good condition with a bit of uneven surfaces and patches due to previous wall plastering and touchup paint ( <a href="#">see photo – pages 74 to 75</a> )
<b>Lights, Dimmer Switch</b>	Good and working condition
<b>Blinds</b>	Good and working condition
<b>Windows/Tracks, Screens</b>	Good and working condition
<b>Closets</b>	Good and working condition
<b>Other</b>	


<b>BATHROOM 3:</b>	
<b>Floor</b>	Good condition
<b>Walls/Ceiling</b>	- Walls in good condition with a bit of uneven surfaces and patches due to previous wall plastering and touchup paint ( <a href="#">see photo – pages 76 to 79</a> )
<b>Sink</b>	Good condition
<b>Vanity/Counter</b>	Good condition
<b>Vent Fan</b>	Good and working condition
<b>Lights</b>	Good and working condition
<b>Tile/Grout</b>	Good condition
<b>Bath/Shower Enclosure</b>	Good condition <b>except the Shower Diverter does not pull to allow to switch the water flow from the bathtub faucet to the showerhead.</b> ( <a href="#">view video</a> )


<b>Toilet</b>	Good condition	
<b>Towel Bar/Soap Dish/ Mirror</b>	Good condition	
<b>Other</b>		

<b>Other</b>	- Exterior Entrance lights not turning on (ceiling & wall fixtures)  - Exterior part of bottom entrance door shows signs of wear and tear <a href="#">(see photos – page 80)</a>	
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**UPON MOVE-IN:**


By signing this *Move-In Form*, Tenant understands and confirms that the property will be turned over to the Landlord in its same original conditions; on the move-out date (specified on the Lease Agreement) except for normal wear and tear that will occur over the lease term. Landlord also understands that items noted above won't be Tenant's responsibility upon end of lease.

**UPON MOVE-OUT:**

Should there be a deduction from the Security Deposit, it will be determined by the cost to fix, replace or put any of the above referenced items to their initial state, at the time tenant moved-in the apartment.

Signed by:  3/4/2025  
 \_\_\_\_\_  
 Tenant Date

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

DocuSigned by:  3/4/2025  
 \_\_\_\_\_  
 Tenant Date

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

DocuSigned by:  03/01/2025  
 \_\_\_\_\_  
 Tenant's Real Estate Agent Date

\_\_\_\_\_  
 Tenant's Real Estate Agent Date

\_\_\_\_\_  
 Landlord's Real Estate Agent Date

\_\_\_\_\_  
 Landlord's Real Estate Agent Date

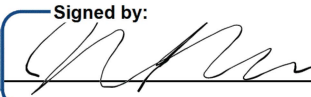

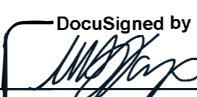
### KEY FORM

<b>Property Address:</b>	1282 Via De Fossi, Boynton Beach, FL 33426
<b>Landlord Name:</b>	Michael and Sara Marom Trust
<b>Tenant(s) Name:</b>	Linda Gabriel and Stefane Jean-Jacques
<b>Tenant Phone:</b>	561-386-7468 / 954-383-1934
<b>Tenant Email:</b>	<a href="mailto:lgabriel06@yahoo.com">lgabriel06@yahoo.com</a> / <a href="mailto:stefaneji@gmail.com">stefaneji@gmail.com</a>

The following keys have been given to Tenants upon Move-in Date:

\_\_\_\_\_ Key(s) (fob/sensored key) for the **common area**  
  1   Key(s) for the **main door** of the apartment  
 \_\_\_\_\_ Key(s) for the **pool area**  
  1   Key(s) for the **mailbox**  
  1   Remote Control for the **garage**  
 \_\_\_\_\_ Key(s) for the \_\_\_\_\_  
 \_\_\_\_\_ Key(s) for the \_\_\_\_\_

Said keys and remote are under your responsibility, without any deposit. In case of loss, you will be charged \$ \_\_\_\_\_ per regular key and \$ \_\_\_\_\_ for any Medeco, Electronic (FOB) keys, or Garage Remote Controls.

_____ Landlord: _____ Date _____	Signed by:  _____ 3/4/2025 Tenant: _____ Date _____
_____ Landlord: _____ Date _____	DocuSigned by  _____ 3/4/2025 Tenant: BEAC53359B7D437... _____ Date _____
_____ Landlord Representative: _____ Date _____	DocuSigned by  _____ 03/01/2025 Tenant Representative: 02D686A67B664B7... _____ Date _____

























