

Property Management Report

Property Solutions of Utah, 1226 W South Jordan Parkway D, South Jordan, UT, 84095

Madison Meadow

726 E Madison Meadow, Midvale, UT 84047, US

Move In

2017-03-11

Inspector: Rebecca Morris

rebecca@utahpropertysolutions.com

Tenant:

Brooke Hargett

CONDITION KEY

N - New

S - Satisfactory / Clean

! - Action

D - Damaged / Deduction

Front Yard/Exterior	CONDITION	ACTION	COMMENTS
Building Exterior	- S - -	None	
Fence/Gate	- - - D	None	Broken latch
Landscaping	- S - -	None	
Light Fixture	- S - -	None	
Mailbox/Keyed Location	- S - -	None	
Porch/Stairs	- S - -	None	
Sprinkler/Timer	- S - -	None	
Walk/Driveway	- S - -	None	

Side Yard/Exterior	CONDITION	ACTION	COMMENTS
Building Exterior	- S - -	None	
Fence/Gate	- S - -	None	
Landscaping	- S - -	None	
Sprinkler/Timer	- S - -	None	

Back Yard/Exterior	CONDITION	ACTION	COMMENTS
Building Exterior	- S - -	None	
Fence/Gate	- S - -	None	Scuffs
Landscaping	- S - -	None	
Light Fixture	- S - -	None	
Patio/Deck/Balcony	- S - -	None	Peeling paint
Porch/Stairs	- S - -	None	
Sprinkler/Timer	- S - -	None	
Walkway	- S - -	None	

Entry	CONDITION	ACTION	COMMENTS
Door/Knob/Lock	- S - -	None	Paint chipping from outline of an old door knob. Peeling paint on exterior off front door

Doorbell	- S - -	None	
Flooring/Baseboard	- S - -	None	
Light Fixture/Fan	- S - -	None	
Other	- S - -	None	Coat Closet: tiny tiny scuffs. Scratch along inside molding
Switch/Outlet	- S - -	None	
Wall/Ceiling	- S - -	None	very small, few scuffs on walls

Hallway/Stairs	CONDITION	ACTION	COMMENTS
Closet/Cabinet	- S - -	None	
Flooring/Baseboard	N - - -	None	
Light Fixture	- S - -	None	
Railing/Banister	- S - -	None	Peeling paint
Smoke/CO Detector	- S - -	None	
Switch/Outlet	- S - -	None	
Wall/Ceiling	- S - -	None	Some small spots of dirt near light switch

Bathroom 2: Upstairs hall	CONDITION	ACTION	COMMENTS
Cabinet/Counter/Shelving	N - - -	None	
Door/Knob/Lock	- S - -	None	
Exhaust Fan	- S - -	None	
Flooring/Baseboard	- S - -	None	
Light Fixture	- S - -	None	
Medicine Cabinet/Mirror	- S - -	None	
Plumbing/Drain	- S - -	None	
Sink/Faucet	- S - -	None	
Switch/Outlet	- S - -	None	
Toilet	- S - -	None	
Toilet Paper Holder	- S - -	None	
Towel Rack	- S - -	None	
Tub/Shower	- S - -	None	
Wall/Ceiling	- S - -	None	
Window/Lock/Screen	- S - -	None	

Bedroom 1: South side	CONDITION	ACTION	COMMENTS
Closet/Door/Track/Shelving	- S - -	None	Closet looks good
Door/Knob/Lock	- S - -	None	Small scuff
Flooring/Baseboard	N - - -	None	
Light Fixture/Fan	- S - -	None	
Other	- S - -	None	
Smoke/CO Detector	- - - D	None	Missing
Switch/Outlet	- S - -	None	
Wall/Ceiling	- S - -	None	
Window Covering	- S - -	None	
Window/Lock/Screen	- S - -	None	scuffs

Bedroom 2: East side	CONDITION	ACTION	COMMENTS
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Closet/Door/Track/Shelving	- S - -	None	
Door/Knob/Lock	- S - -	None	
Flooring/Baseboard	N - - -	None	
Light Fixture/Fan	- S - -	None	
Smoke/CO Detector	- S - -	None	
Switch/Outlet	- S - -	None	
Wall/Ceiling	- S - -	None	Small scuffs
Window Covering	- S - -	None	
Window/Lock/Screen	- S - -	None	

Bathroom 3: Master	CONDITION	ACTION	COMMENTS
Cabinet/Counter/Shelving	- S - -	None	Cabinets look good, small stain in drawer. No water damage.
Door/Knob/Lock	- S - -	None	
Exhaust Fan	- S - -	None	
Flooring/Baseboard	- S - -	None	
Light Fixture	- S - -	None	
Medicine Cabinet/Mirror	- S - -	None	
Plumbing/Drain	- S - -	None	
Shower Door/Rail/Curtain	- S - -	None	
Sink/Faucet	- S - -	None	
Switch/Outlet	- S - -	None	
Toilet	- S - -	None	
Toilet Paper Holder	- S - -	None	
Towel Rack	- S - -	None	
Tub/Shower	- S - -	None	
Wall/Ceiling	- S - -	None	Nail holes
Window Covering	- S - -	None	
Window/Lock/Screen	- S - -	None	

Bedroom 3: Master	CONDITION	ACTION	COMMENTS
Closet/Door/Track/Shelving	- S - -	None	
Door/Knob/Lock	- S - -	None	
Flooring/Baseboard	N - - -	None	
Light Fixture/Fan	- S - -	None	
Smoke/CO Detector	- S - -	None	
Switch/Outlet	- S - -	None	
Wall/Ceiling	- S - -	None	Small scuffs on wall
Window Covering	- S - -	None	Scuffs on window bench
Window/Lock/Screen	- S - -	None	

Dining Room	CONDITION	ACTION	COMMENTS
Flooring/Baseboard	- S - -	None	
Light Fixture/Fan	- S - -	None	
Smoke/CO Detector	- S - -	None	
Switch/Outlet	- S - -	None	
Wall/Ceiling	- S - -	None	Usual scuffs

Window Covering	- S - -	None
Window/Lock/Screen	- S - -	None

Kitchen	CONDITION	ACTION	COMMENTS
Cabinets/Drawers	- S - -	None	Stained/dirty
Counter	- S - -	None	
Dishwasher	- S - -	None	
Faucet/Plumbing	- S - -	None	
Flooring/Baseboard	- S - -	None	
Light Fixture	- S - -	None	
Microwave	- S - -	None	
Oven	- S - -	None	
Oven/Microwave	- S - -	None	
Range/Fan/Hood/Filter	- S - -	None	
Refrigerator	- - - D	None	Missing drawer in fridge, water line not set up
Sink/Disposal	- S - -	None	
Smoke/CO Detector	- S - -	None	
Switch/Outlet	- S - -	None	
Wall/Ceiling	- S - -	None	
Window Covering	- S - -	None	
Window/Lock/Screen	- S - -	None	

Living Room	CONDITION	ACTION	COMMENTS
Door/Knob/Lock	- S - -	None	
Fireplace Equipment	- S - -	None	not tested
Flooring/Baseboard	N - - -	None	some scuffed boards
Light Fixture/Fan	- S - -	None	
Switch/Outlet	- S - -	None	
Wall/Ceiling	- S - -	None	
Window Covering	- S - -	None	
Window/Lock/Screen	- S - -	None	

Bathroom 1: Downstairs	CONDITION	ACTION	COMMENTS
Cabinet/Counter/Shelving	- S - -	None	
Door/Knob/Lock	- S - -	None	
Exhaust Fan	- S - -	None	
Flooring/Baseboard	- S - -	None	Scuffed boards outside of bathroom
Light Fixture	- S - -	None	
Medicine Cabinet/Mirror	- S - -	None	
Plumbing/Drain	- S - -	None	
Sink/Faucet	- S - -	None	
Switch/Outlet	- S - -	None	
Toilet	- S - -	None	
Toilet Paper Holder	- S - -	None	
Towel Rack	- S - -	None	
Wall/Ceiling	- S - -	None	

Laundry Room	CONDITION	ACTION	COMMENTS
Door/Knob/Lock	- S - -	None	
Dryer	- S - -	None	
Faucet/Valve	- S - -	None	
Flooring/Baseboard	- S - -	None	
Light Fixture/Fan	- S - -	None	
Plumbing/Drain	- S - -	None	
Switch/Outlet	- S - -	None	
Wall/Ceiling	- S - -	None	Scuffs on tile and stained shelves
Washer	- S - -	None	
Window Covering	- S - -	None	
Window/Lock/Screen	- S - -	None	

Basement	CONDITION	ACTION	COMMENTS
Door/Knob/Lock	- S - -	None	
Flooring/Baseboard	- S - -	None	
Light Fixture/Fan	- S - -	None	
Smoke/CO Detector	- S - -	None	
Switch/Outlet	- S - -	None	
Wall/Ceiling	- S - -	None	
Window Covering	- S - -	None	
Window/Lock/Screen	- S - -	None	

Garage/Parking	CONDITION	ACTION	COMMENTS
Driveway/Floor	- S - -	None	
Electrical/Exposed Wiring	- S - -	None	
Garage Door	- S - -	None	
Light Fixture	- S - -	None	
Other Door/Knob/Lock	- S - -	None	Torn sheet rock, black scuffs on walls
Switch/Outlet	- S - -	None	

Keys/Remotes/Devices	CONDITION	ACTION	COMMENTS
Keys	- S - -	None	1 House key 1 garage door opener

Safety/Security	CONDITION	ACTION	COMMENTS
Security Window Bars	- S - -	None	
Smoke/CO Detector	- S - -	None	

Systems	CONDITION	ACTION	COMMENTS
Air Conditioning/Filter	- S - -	None	
Breaker Box	- S - -	None	
Furnace	- S - -	None	

Sprinkler/Timer	- S - -	None
Thermostat	- S - -	None
Water Heater	- S - -	None
Whole House Fan	- S - -	None

Additional Comments

Small, slight wear on walls. nearly un-noticeable.

Final Comments

Welcome to your new home. If you have any issues with this move-in condition report, please report them within 24 hours.

Tenant Signature

Brooke Hargett



2017-03-11 16:58:08

Inspector Signature

Rebecca Morris



2017-03-11 16:58:08



Taken on: 2017-03-11 16:10:26
Taken at: [40.62405864, -111.87148417](#) [Image](#)



Fence/Gate
Taken on: 2017-03-11 16:11:12
Taken at: [40.624137, -111.8710648](#) [Image](#)

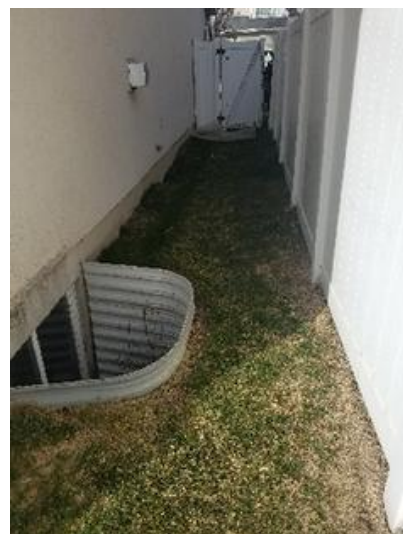


Fence/Gate
Taken on: 2017-03-11 16:11:21
Taken at: [40.624137, -111.8710648](#) [Image](#)

Side Yard/Exterior



Taken on: 2017-03-11 16:12:39
Taken at: [40.62387578, -111.87152034](#) [Image](#)



Taken on: 2017-03-11 16:12:47
Taken at: [40.62392501, -111.8714053](#) [Image](#)



Taken on: 2017-03-11 16:13:25
Taken at: [40.6237362, -111.87184573](#) [Image](#)



Fence/Gate
Taken on: 2017-03-11 16:13:37
Taken at: [40.62377834, -111.87169119](#) [Image](#)



Taken on: 2017-03-11 16:14:33
Taken at: [40.62384358, -111.87153829](#) [Image](#)



Patio/Deck/Balcony
Taken on: 2017-03-11 16:14:52
Taken at: [40.62381566, -111.87148996](#) [Image](#)

Entry



Taken on: 2017-03-11 16:07:08
Taken at: [40.62394599, -111.87155497](#) [Image](#)



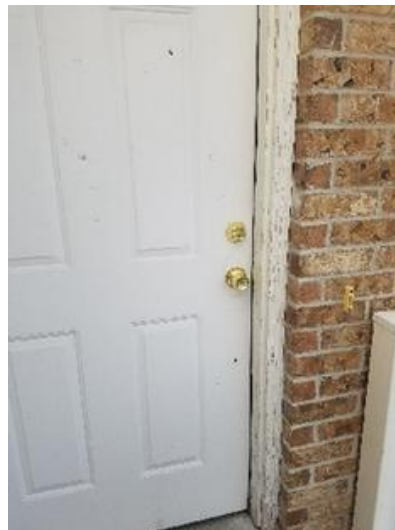
Door/Knob/Lock
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Door/Knob/Lock

Taken on: 2017-03-11 16:08:44

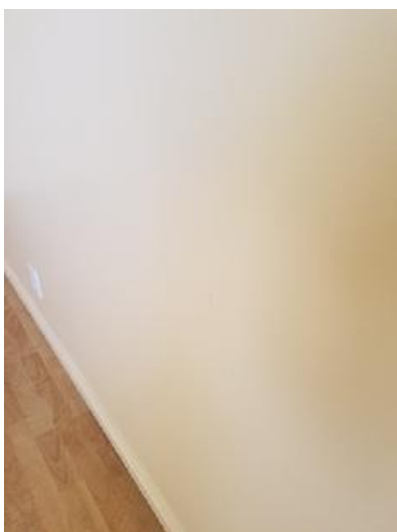
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Door/Knob/Lock

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Taken at: [40.62404693, -111.87157406](#) [Image](#)



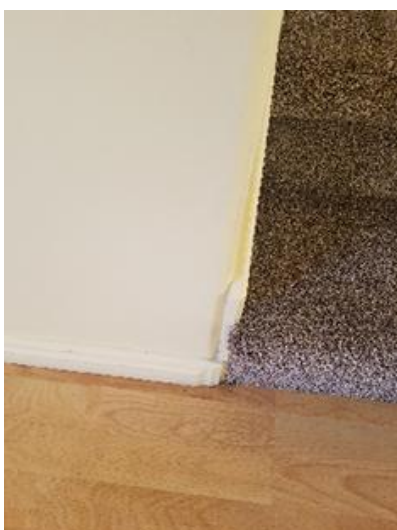
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Taken on: 2017-03-11 16:22:17

Taken at: [40.62396989, -111.87152904](#) [Image](#)



Taken on: 2017-03-11 16:22:51
Taken at: [40.6239739, -111.87153834](#) [Image](#)



Railing/Banister
Taken on: 2017-03-11 16:23:07
Taken at: [40.62395069, -111.87151184](#) [Image](#)



Railing/Banister
Taken on: 2017-03-11 16:23:41
Taken at: [40.62393293, -111.87148837](#) [Image](#)



Wall/Ceiling
Taken on: 2017-03-11 16:23:58
Taken at: [40.6240613, -111.8710648](#) [Image](#)

Bathroom 2: Upstairs hall



Taken on: 2017-03-11 16:25:13
Taken at: [40.62389984, -111.87147454](#) [Image](#)



Cabinet/Counter/Shelving
Taken on: 2017-03-11 16:25:37
Taken at: [40.62394998, -111.87140776](#) [Image](#)



Taken on: 2017-03-11 16:26:22
Taken at: [40.62388526, -111.87149076](#) [Image](#)



Door/Knob/Lock
Taken on: 2017-03-11 16:26:37
Taken at: [40.62389101, -111.87149451](#) [Image](#)



Smoke/CO Detector
Taken on: 2017-03-11 16:27:09
Taken at: [40.62390802, -111.87151126](#) [Image](#)



Closet/Door/Track/Shelving
Taken on: 2017-03-11 16:28:14
Taken at: [40.62393909, -111.87151097](#) [Image](#)



Window/Lock/Screen
Taken on: 2017-03-11 16:29:04
Taken at: [40.62390035, -111.87153032](#) [Image](#)



Wall/Ceiling

Taken on: 2017-03-11 16:29:32

Taken at: [40.62389624, -111.8714666](#) [Image](#)



Wall/Ceiling

Taken on: 2017-03-11 16:29:57

Taken at: [40.6237991, -111.8716237](#) [Image](#)



Wall/Ceiling

Taken on: 2017-03-11 16:30:02

Taken at: [40.62368992, -111.87129219](#) [Image](#)



Flooring/Baseboard

Taken on: 2017-03-11 16:30:57

Taken at: [40.6239055, -111.87145075](#) [Image](#)



Flooring/Baseboard

Taken on: 2017-03-11 16:56:49

Taken at: [40.62391633, -111.87148414](#) [Image](#)



Taken on: 2017-03-11 16:57:06

Taken at: [40.62393028, -111.87148309](#) [Image](#)



Taken on: 2017-03-11 16:36:09
Taken at: [40.62399754, -111.87155119](#) [Image](#)



Cabinet/Counter/Shelving
Taken on: 2017-03-11 16:36:39
Taken at: [40.6239869, -111.87152677](#) [Image](#)



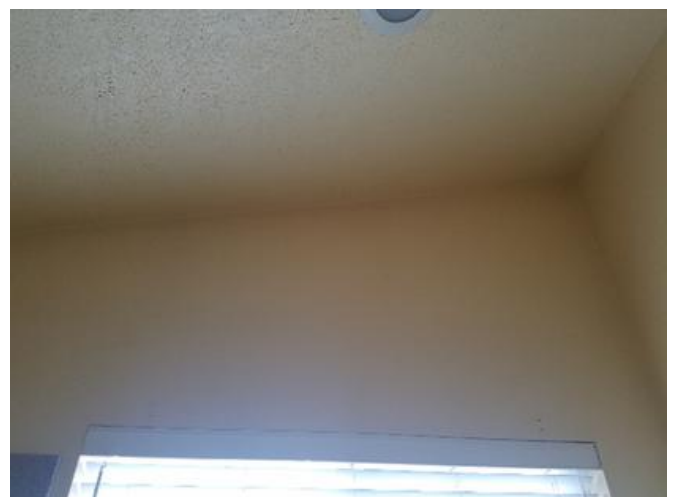
Cabinet/Counter/Shelving
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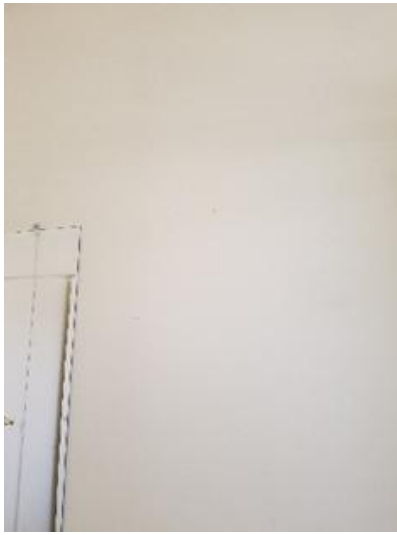
Tub/Shower
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Wall/Ceiling
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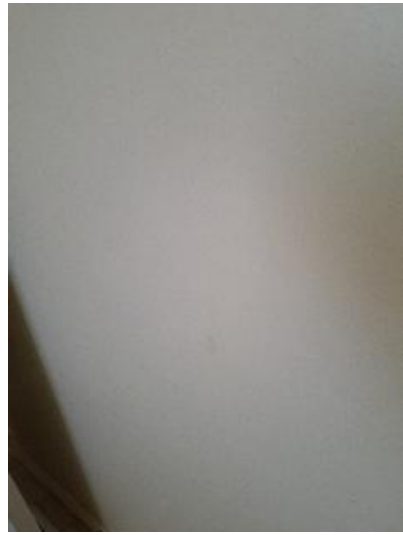
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Wall/Ceiling

Taken on: 2017-03-11 16:39:17

Taken at: [40.6241185, -111.871158](#) [Image](#)



Wall/Ceiling

Taken on: 2017-03-11 16:39:53

Taken at: [40.62396096, -111.87154107](#) [Image](#)

Bedroom 3: Master



Wall/Ceiling

Taken on: 2017-03-11 16:31:34

Taken at: [40.62394065, -111.8714398](#) [Image](#)



Wall/Ceiling

Taken on: 2017-03-11 16:31:42

Taken at: [40.62393572, -111.87141126](#) [Image](#)



Wall/Ceiling

Taken on: 2017-03-11 16:31:49

Taken at: [40.62391049, -111.87142154](#) [Image](#)



Window Covering

Taken on: 2017-03-11 16:32:43

Taken at: [40.62400869, -111.87143274](#) [Image](#)



Window Covering

Taken on: 2017-03-11 16:32:51

Taken at: [40.62396158, -111.87141309](https://www.google.com/maps/place/40.62396158,-111.87141309) [Image](#)



Flooring/Baseboard

Taken on: 2017-03-11 16:35:08

Taken at: [40.62400382, -111.87147475](https://www.google.com/maps/place/40.62400382,-111.87147475) [Image](#)



Flooring/Baseboard

Taken on: 2017-03-11 16:35:22

Taken at: [40.62398737, -111.87146753](https://www.google.com/maps/place/40.62398737,-111.87146753) [Image](#)



Flooring/Baseboard

Taken on: 2017-03-11 16:35:33

Taken at: [40.62398797, -111.8714704](https://www.google.com/maps/place/40.62398797,-111.8714704) [Image](#)



Taken on: 2017-03-11 16:35:54

Taken at: [40.62398499, -111.87147655](https://www.google.com/maps/place/40.62398499,-111.87147655) [Image](#)

Dining Room



Taken on: 2017-03-11 16:40:50

Taken at: [40.62388591, -111.87154831](#) [Image](#)

Kitchen



Taken on: 2017-03-11 16:41:31

Taken at: [40.62389016, -111.87153391](#) [Image](#)



Refrigerator

Taken on: 2017-03-11 16:41:55

Taken at: [40.62385334, -111.87157538](#) [Image](#)



Cabinets/Drawers

Taken on: 2017-03-11 16:44:51

Taken at: [40.62393279, -111.87154557](#) [Image](#)



Cabinets/Drawers

Taken on: 2017-03-11 16:45:00

Taken at: [40.62393176, -111.8715448](#) [Image](#)



Cabinets/Drawers

Taken on: 2017-03-11 16:46:20

Taken at: [40.62392476, -111.87157637](#) [Image](#)



Refrigerator

Taken on: 2017-03-11 16:56:01

Taken at: [40.62391699, -111.87159109](#) [Image](#)

Living Room



Taken on: 2017-03-11 16:46:34

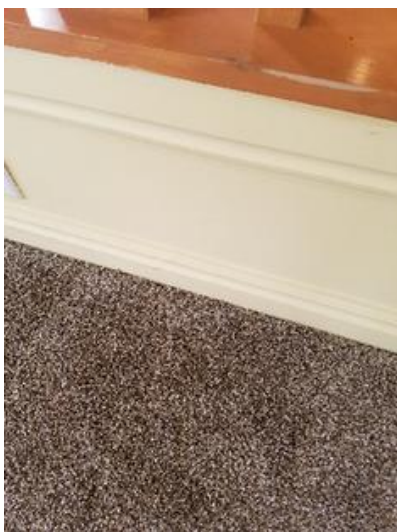
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Flooring/Baseboard

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Flooring/Baseboard

Taken on: 2017-03-11 16:47:41

Taken at: [40.62392589, -111.87153311](#) [Image](#)



Wall/Ceiling

Taken on: 2017-03-11 16:48:00

Taken at: [40.62388499, -111.87154889](#) [Image](#)



Switch/Outlet

Taken on: 2017-03-11 16:54:35

Taken at: [40.62389923, -111.87156104](#) [Image](#)

Bathroom 1: Downstairs



Taken on: 2017-03-11 16:49:00

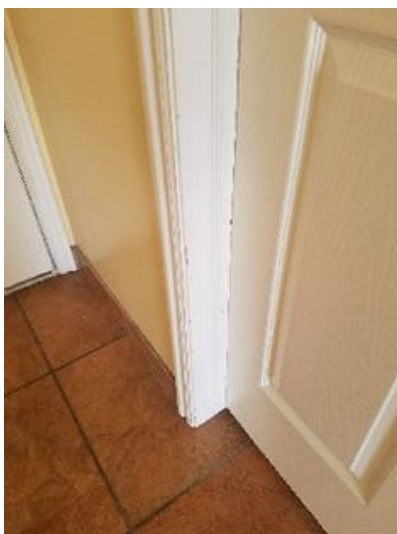
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Light Fixture

Taken on: 2017-03-11 16:51:21

Taken at: [40.62385519, -111.87145316](#) [Image](#)



Flooring/Baseboard

Taken on: 2017-03-11 16:51:32

Taken at: [40.62385439, -111.87147783](#) [Image](#)



Flooring/Baseboard

Taken on: 2017-03-11 16:51:40

Taken at: [40.62386096, -111.87148647](#) [Image](#)



Taken on: 2017-03-11 16:49:32
Taken at: [40.62383026, -111.87139971](#) [Image](#)



Flooring/Baseboard
Taken on: 2017-03-11 16:49:52
Taken at: [40.62384946, -111.87139269](#) [Image](#)



Wall/Ceiling
Taken on: 2017-03-11 16:50:06
Taken at: [40.62386265, -111.8714145](#) [Image](#)



Wall/Ceiling
Taken on: 2017-03-11 16:50:58
Taken at: [40.62387972, -111.87145206](#) [Image](#)

Basement



Taken on: 2017-03-11 16:53:07
Taken at: [40.62390511, -111.8714812](#) [Image](#)



Wall/Ceiling
Taken on: 2017-03-11 16:53:28
Taken at: [40.62387083, -111.87150382](#) [Image](#)



Smoke/CO Detector

Taken on: 2017-03-11 16:53:55

Taken at: [40.62389316, -111.87151832](#) [Image](#)

Garage/Parking



Taken on: 2017-03-11 16:15:40

Taken at: [40.62393529, -111.8714548](#) [Image](#)



Driveway/Floor

Taken on: 2017-03-11 16:15:57

Taken at: [40.62405784, -111.87145655](#) [Image](#)



Other Door/Knob/Lock

Taken on: 2017-03-11 16:16:27

Taken at: [40.62407016, -111.87140396](#) [Image](#)



Other Door/Knob/Lock

Taken on: 2017-03-11 16:18:43

Taken at: [40.62398848, -111.87149153](#) [Image](#)

Keys/Remotes/Devices

Safety/Security

Systems
