

Move Out

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Utah Property Solutions

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(801) 701-8032



Property	Tenant(s)	Date	Agent / Inspector
2687 North		2025-08-06	Bill Rice

Move-Out Conditions

✓ S=Satisfactory

Move Out Condition Summary

Area	Detail	Condition	Actions	Comment	Media
Dining Room	Light Fixture/Fan	✓ S	Maintenance	Dinning room chandelier is loose at the base / ceiling. Might just be the flashing part that covers the ceiling.	Image Image
Front Yard/Exterior : Exterior/Patio	Building Exterior	✓ S	Cleaning	The front door needs cleaning.	Image
Living Room 2 : Basement	Window/ Lock/Screen	✓ S	Cleaning	Window wells have debris , need cleaning.	Image
Bedroom : Master	Flooring/ Baseboard	-	Painting	One small spot on base needs painting	Image
Bathroom : Master	Light Fixture	✓ S	Maintenance	One light bulb is very dim.	Image
Garage/Parking	Driveway/ Floor	✓ S	Cleaning	Could a sweeping out	Image
Personal Property	Other	-	Other	Removed some abandoned property. Trash cans, showers curtains, a box.	Image

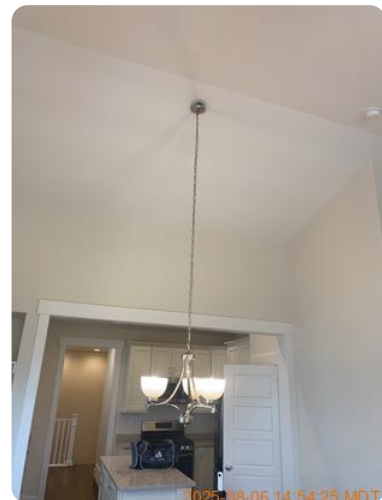
Area	Detail	Condition	Actions	Comment	Media
Bedroom 4 : Basement - Second to the Left	Wall/Ceiling	✓ S	Painting	One spot needs paint touch-up.	Image Image
Bedroom 4 : Basement - Second to the Left	Window Covering	✓ S	Cleaning		Image

Dining Room

Detail	Condition	Actions	Comment
Cleaning Required	✓ S	None	
Flooring/Baseboard	✓ S	None	
Light Fixture/Fan	✓ S	Maintenance	<i>Dinning room chandelier is loose at the base / ceiling. Might just be the flashing part that covers the ceiling.</i>
Other	✓ S	None	
Smoke/CO Detector	✓ S	None	
Switch/Outlet	✓ S	None	
Wall/Ceiling	✓ S	None	
Window Covering	✓ S	None	
Window/Lock/Screen	✓ S	None	



Light Fixture/Fan
 2025-08-06 14:53:29
 40.42175556549975, -111.8642860391107
[View Image](#)



Light Fixture/Fan
 2025-08-06 14:54:25
 40.42181313285, -111.864102698775
[View Image](#)

Front Yard/Exterior: Exterior/Patio

Detail	Condition	Actions	Comment
Building Exterior	✓ S	Cleaning	The front door needs cleaning.
Landscaping	✓ S	None	
Light Fixture	✓ S	None	
Mailbox/Keyed Location	✓ S	None	
Other	✓ S	None	
Patio Cover	✓ S	None	
Patio/Deck/Balcony	✓ S	None	
Porch/Stairs	✓ S	None	
Walk/Driveway	✓ S	None	



2025-08-06 14:46:35
40.42184767366603, -111.8642799625038
360 Viewer



2025-08-06 14:47:08
40.42184767366603, -111.8642799625038
360 Viewer



Building Exterior
2025-08-06 15:44:10
[40.42163583496914, -111.8637183929009](#)
[View Image](#)

Living Room: Main Floor

Detail	Condition	Actions	Comment
Door/Knob/Lock	✓ S	None	
Flooring/Baseboard	✓ S	None	
Light Fixture/Fan	✓ S	None	
Other	✓ S	None	
Smoke/CO Detector	✓ S	None	
Switch/Outlet	✓ S	None	
Wall/Ceiling	✓ S	None	
Window Covering	✓ S	None	
Window/Lock/Screen	✓ S	None	



2025-08-06 14:26:09
[40.42185129070992, -111.8644143383625](#)
[360 Viewer](#)

Living Room 2: Basement

Detail	Condition	Actions	Comment
Door/Knob/Lock	✓ S	None	
Fireplace Equipment	✓ S	None	
Flooring/Baseboard	✓ S	None	
Light Fixture/Fan	✓ S	None	
Other	✓ S	None	
Smoke/CO Detector	✓ S	None	
Switch/Outlet	✓ S	None	
Wall/Ceiling	✓ S	None	
Window Covering	✓ S	None	
Window/Lock/Screen	✓ S	Cleaning	Window wells have debris, need cleaning.



2025-08-06 14:31:57
40.42186855700067, -111.8642682937836
360 Viewer



2025-08-06 14:32:17
40.42186855700067, -111.8642682937836
360 Viewer



Window/Lock/Screen

2025-08-06 15:17:57

40.42180172180556, -111.864139933278

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Kitchen: Main Floor

Detail	Condition	Actions	Comment
Cabinets/Drawers	✓ S	None	A few of the drawers need cleaning
Counter	✓ S	None	
Dishwasher	✓ S	None	
Faucet/Plumbing	✓ S	None	
Flooring/Baseboard	✓ S	None	
Light Fixture	✓ S	None	
Microwave	✓ S	None	
Other	✓ S	None	
Oven	✓ S	None	
Pantry / Shelves	✓ S	None	
Refrigerator	✓ S	None	
Sink/Disposal	✓ S	None	
Switch/Outlet	✓ S	None	
Wall/Ceiling	✓ S	None	

Detail	Condition	Actions	Comment
Window Covering	✓ S	None	
Window/Lock/Screen	✓ S	None	



2025-08-06 14:27:58
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2025-08-06 14:28:23
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2025-08-06 14:28:44
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[360 Viewer](#)



Microwave
 2025-08-06 14:58:01
[40.42182630784953, -111.8640764548888](#)
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Oven
 2025-08-06 14:58:13
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Oven
 2025-08-06 14:58:18
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Pantry / Shelves

2025-08-06 14:58:48

[40.42181994259531, -111.8640885250841](#)

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Refrigerator

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Refrigerator

2025-08-06 14:58:40

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Bedroom: Master

Detail	Condition	Actions	Comment
Closet/Door/Track/Shelving	✓ S	None	
Door/Knob/Lock	✓ S	None	
Flooring/Baseboard	-	Painting	One small spot on base needs painting
Light Fixture/Fan	✓ S	None	
Other	✓ S	None	
Smoke/CO Detector	✓ S	None	

Detail	Condition	Actions	Comment
Switch/Outlet	✓ S	None	
Wall/Ceiling	✓ S	None	
Window Covering	✓ S	None	
Window/Lock/Screen	✓ S	None	



2025-08-06 14:42:12
[40.42181158257484, -111.8642755573577](#)
 360 Viewer



2025-08-06 14:44:37
[40.4218140943454, -111.864228572936](#)
 360 Viewer



Flooring/Baseboard
 2025-08-06 15:01:57
[40.42181164828312, -111.8640952611625](#)
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Bathroom: Master

Detail	Condition	Actions	Comment
Cabinet/Counter/Shelving	✓ S	None	
Door/Knob/Lock	✓ S	None	
Exhaust Fan	✓ S	None	
Flooring/Baseboard	✓ S	None	

Detail	Condition	Actions	Comment
Light Fixture	✓ S	Maintenance	One light bulb is very dim.
Medicine Cabinet/Mirror	✓ S	None	
Other	✓ 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	
Window Covering	✓ S	None	
Window/Lock/Screen	✓ S	None	



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 360 Viewer



Light Fixture
 2025-08-06 15:04:46
[40.42173932175136, -111.8643382524245](#)
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Laundry Room: Main Floor

Detail	Condition	Actions	Comment
Cabinet/Counter/Shelving	✓ S	None	
Door/Knob/Lock	✓ S	None	
Dryer	✓ S	None	
Faucet/Valve	✓ S	None	
Flooring/Baseboard	✓ S	None	
Light Fixture/Fan	✓ S	None	
Other	✓ S	None	
Plumbing/Drain	✓ S	None	
Switch/Outlet	✓ S	None	
Wall/Ceiling	✓ S	None	
Washer	✓ S	None	
Window Covering	✓ S	None	
Window/Lock/Screen	✓ S	None	



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[360 Viewer](#)

Bedroom 2: Main Floor - End of Hall to the Right

Detail	Condition	Actions	Comment
Closet/Door/Track/Shelving	✓ S	None	
Door/Knob/Lock	✓ S	None	
Flooring/Baseboard	✓ S	None	
Light Fixture/Fan	✓ S	None	
Other	✓ S	None	
Smoke/CO Detector	✓ S	None	
Switch/Outlet	✓ S	None	
Wall/Ceiling	✓ S	None	
Window Covering	✓ S	None	
Window/Lock/Screen	✓ S	None	



2025-08-06 14:41:03
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[360 Viewer](#)

Bathroom 2: Hallway Bath - Main Floor

Detail	Condition	Actions	Comment
Cabinet/Counter/Shelving	✓ S	None	
Door/Knob/Lock	✓ S	None	
Exhaust Fan	✓ S	None	
Flooring/Baseboard	✓ S	None	
Light Fixture	✓ S	None	
Medicine Cabinet/Mirror	✓ S	None	
Other	✓ 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	



2025-08-06 14:40:34
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[360 Viewer](#)

Garage/Parking

Detail	Condition	Actions	Comment
Driveway/Floor	✓ S	Cleaning	Could a sweeping out
Garage Door	✓ S	None	
Light Fixture	✓ S	None	
Other	✓ S	None	
Other Door/Knob/Lock	✓ S	None	
Other Storage/Shelving	✓ S	None	
Switch/Outlet	✓ S	None	



2025-08-06 15:13:14
40.42182986169154, -111.8639717249727
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2025-08-06 15:13:25
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Driveway/Floor
2025-08-06 15:30:00
40.42186951033655, -111.8638431834066
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Hallway/Stairs: Hallway and Stairs to Basement

Detail	Condition	Actions	Comment
Closet/Cabinet	✓ S	None	
Flooring/Baseboard	✓ S	None	
Light Fixture	✓ S	None	
Other	✓ S	None	
Railing/Banister	✓ S	None	
Smoke/CO Detector	✓ S	None	
Switch/Outlet	✓ S	None	
Wall/Ceiling	✓ S	None	



2025-08-06 14:29:23
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2025-08-06 14:29:59
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[360 Viewer](#)



2025-08-06 14:30:21
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2025-08-06 14:30:48
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[360 Viewer](#)

Family Room: Basement

Detail	Condition	Actions	Comment
Door/Knob/Lock	✓ S	None	

Detail	Condition	Actions	Comment
Flooring/Baseboard	✓ S	None	
Light Fixture	✓ S	None	
Other	✓ S	None	
Smoke/CO Detector	✓ S	None	
Switch/Outlet	✓ S	None	
Wall/Ceiling	✓ S	None	
Window Covering	✓ S	None	
Window/Lock/Screen	✓ S	None	



2025-08-06 14:33:51
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[360 Viewer](#)

Personal Property

Detail	Condition	Actions	Comment
Other	-	Other	<i>Removed some abandoned property.</i> <i>Trash cans, showers curtains, a box.</i>



Other

2025-08-06 15:31:44

[40.42177866553085, -111.8639332858169](#)

[View Image](#)

Hallway/Stairs 2: Basement Hallway

Detail	Condition	Actions	Comment
Closet/Cabinet	✓ S	None	
Flooring/Baseboard	✓ S	None	
Light Fixture	✓ S	None	
Other	✓ S	None	
Smoke/CO Detector	✓ S	None	
Switch/Outlet	✓ S	None	
Wall/Ceiling	✓ S	None	



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2025-08-06 14:36:13

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[360 Viewer](#)



Closet/Cabinet

2025-08-06 15:26:24

[40.42181509014345, -111.8641866032485](#)

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Systems: Utilities in Basement

Detail	Condition	Actions	Comment
Air Conditioning/Filter	✓ S	None	
Breaker Box	✓ S	None	
Furnace	✓ S	None	
Main Water Shut Off	✓ S	None	
Other	✓ S	None	
Paint On Site	✓ S	None	
Thermostat	✓ S	None	
Water Heater	✓ S	None	
Water Softener	✓ S	None	



Air Conditioning/Filter

2025-08-06 15:19:05

40.42186489145101, -111.8639791635643

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Furnace

2025-08-06 15:19:49

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Water Heater

2025-08-06 15:19:25

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Water Softener

2025-08-06 15:19:30

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Water Softener

2025-08-06 15:19:34

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Bedroom 3: Basement - First to the Left

Detail	Condition	Actions	Comment
Closet/Door/Track/Shelving	✓ S	None	
Door/Knob/Lock	✓ S	None	
Flooring/Baseboard	✓ S	None	
Light Fixture/Fan	✓ S	None	
Other	✓ S	None	
Smoke/CO Detector	✓ S	None	
Switch/Outlet	✓ S	None	
Wall/Ceiling	✓ S	None	
Window Covering	✓ S	None	
Window/Lock/Screen	✓ S	None	



2025-08-06 14:37:17
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[360 Viewer](#)



Closet/Door/Track/Shelving
 2025-08-06 15:25:51
[40.421757798558, -111.8641507755646](#)
[View Image](#)

Bedroom 4: Basement - Second to the Left

Detail	Condition	Actions	Comment
Closet/Door/Track/Shelving	✓ S	None	
Door/Knob/Lock	✓ S	None	

Detail	Condition	Actions	Comment
Flooring/Baseboard	✓ S	None	
Light Fixture/Fan	✓ S	None	
Other	✓ S	None	
Smoke/CO Detector	✓ S	None	
Switch/Outlet	✓ S	None	
Wall/Ceiling	✓ S	Painting	One spot needs paint touch-up.
Window Covering	✓ S	Cleaning	
Window/Lock/Screen	✓ S	None	Clean debris from window wells.



2025-08-06 14:38:01
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[360 Viewer](#)



Closet/Door/Track/Shelving
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[40.421837363553, -111.8642768474608](#)
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Closet/Door/Track/Shelving

2025-08-06 15:22:46

40.421837363553, -111.8642768474608

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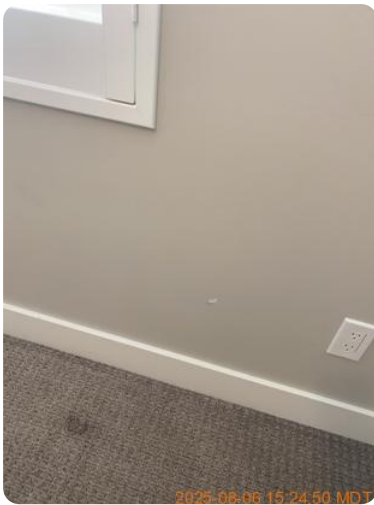


Wall/Ceiling

2025-08-06 15:24:48

40.421757798558, -111.8641507755646

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Wall/Ceiling

2025-08-06 15:24:50

40.421757798558, -111.8641507755646

[View Image](#)



Window Covering

2025-08-06 15:22:27

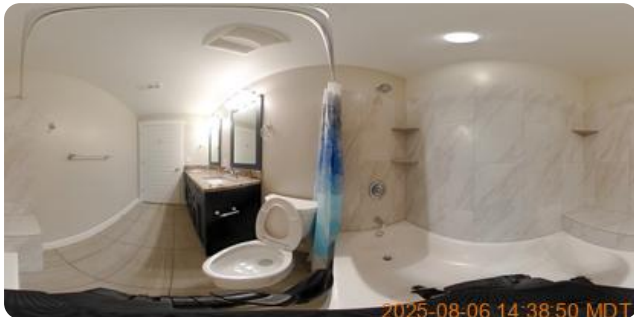
40.421837363553, -111.8642768474608

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Bathroom 3: Basement

Detail	Condition	Actions	Comment
Cabinet/Counter/Shelving	✓ S	None	
Door/Knob/Lock	✓ S	None	
Exhaust Fan	✓ S	None	
Flooring/Baseboard	✓ S	None	
Light Fixture	✓ S	None	
Medicine Cabinet/Mirror	✓ S	None	

Detail	Condition	Actions	Comment
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	



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2025-08-06 14:39:15
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[360 Viewer](#)

Storage: Basement - End of Hallway

Detail	Condition	Actions	Comment
Other	✓ S	None	



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[360 Viewer](#)

Keys/Remotes/Devices

Detail	Condition	Actions	Comment
Keys : 2 house keys	✓ S	None	
Other : 2 mail box keys	✓ S	None	Lock box
Remotes/Devices : 2 garage openers	✓ S	None	



2025-08-06 15:33:09

40.42178689336864, -111.8639793697347

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Keys

2025-08-06 15:33:27

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Other

2025-08-06 15:35:14

40.42184750568159, -111.8641043985303

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Remotes/Devices

2025-08-06 15:33:20

40.42178689336864, -111.8639793697347

[View Image](#)

Back Yard/Exterior: Exterior

Detail	Condition	Actions	Comment
Building Exterior	✓ S	None	

Detail	Condition	Actions	Comment
Landscaping	✓ S	None	
Light Fixture	✓ S	None	
Other	✓ S	None	
Walkway	✓ S	None	

Additional Comments

Carpets look clean check for carpet receipt.

Final Comments

To dispute any findings of this inspection please notify us within 3 business days.

Agent / Inspector Signature



2025-08-06