

Move Out

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Carolina Property Management, LLC
1430 S Mint St
7045504854



Property	Tenant(s)	Date	Agent / Inspector
Property Address		2025-10-01	Nancy Braun

Move-Out Conditions

NEW N=New

✓ S=Satisfactory F=Fair P=Poor

⚠ D=Damaged

Move Out Condition Summary

Area	Detail	Condition	Actions	Comment	Media
Entry : Plus stairs to main	Wall/Ceiling	✓ F	Painting	Repaint as there are marks and dirt on surface	Image Image Image Image
Living Room	Light Fixture/ Fan	✓ F	Electrical	Light does not work, check and replace bulbs as needed.	Image
Living Room	Wall/Ceiling	⚠ D	Repairs	Patch hole in wall	Image
Back Yard/Exterior	Building Exterior	✓ P	Repairs	Wood rot present on exterior and window trim, HOA to address, Caulking needed at exterior	Image Image Image Image
Back Yard/Exterior	Fence/Gate	✓ P	Repairs	Bricks need to be reinstalled on wall	
Back Yard/Exterior	Light Fixture	⚠ D	Repairs	Broken light fixture	Image

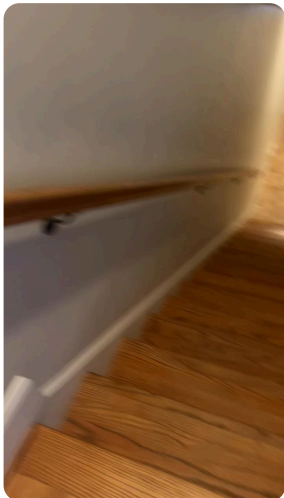
Area	Detail	Condition	Actions	Comment	Media
Back Yard/Exterior	Patio/Deck/ Balcony		Other	 Replace missing globe, sealing needed, consult HOA	Image Image
			Repairs	 Repair large crack	
Front Yard/Exterior	Patio/Deck/ Balcony	-	Other	 Have HOA fix the railing	Image Image Image Image
Bathroom 3 : Half bath on main	Toilet		Cleaning	 Toilet is very dirty and disgusting	Image
			Repairs	 Handle is broken, toilet running	
Bedroom : Primary	Light Fixture/ Fan		Cleaning	 Excessive dirt on ceiling fan, cleaning required as tenant charge	Image Image
Systems	Air Conditioning/ Filter	-	Cleaning	 Both are filthy upstairs and down 14x 25 x1	Image Image

Entry: Plus stairs to main

Detail	Condition	Actions	Comment
Door/Knob/Lock	✓ S	None	
Doorbell	✓ S	None	
Flooring/Baseboard	✓ S	None	
Light Fixture/Fan	✓ S	None	
Other	✓ S	None	
Security/Screen Door	✓ S	None	
Switch/Outlet	✓ S	None	
Wall/Ceiling	✓ F	Painting	Repaint as there are marks and dirt on surface



2025-10-01 17:59:14
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2025-10-01 18:00:00
[35.20543822151253, -80.81623592914787](#)
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Other

2025-10-01 18:05:12

35.20045015030755, -80.8154097337165

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Other

2025-10-01 18:05:17

35.20045015030755, -80.8154097337165

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Other

2025-10-01 18:05:20

35.20045015030755, -80.8154097337165

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Wall/Ceiling

2025-10-01 17:59:14

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Wall/Ceiling

2025-10-01 17:59:24

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Wall/Ceiling

2025-10-01 17:59:25

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Wall/Ceiling

2025-10-01 17:59:28

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Garage/Parking

Detail	Condition	Actions	Comment
Cabinet/Counter	✓ S	None	
Driveway/Floor	✓ S	None	
Electrical/Exposed Wiring	✓ S	None	
Garage Door	✓ S	None	
Light Fixture	✓ S	None	
Other	✓ P	None	⌋ Ceiling is messed up
Other Door/Knob/Lock	✓ S	None	
Other Storage/Shelving	✓ F	None	
Switch/Outlet	✓ S	None	
Window/Lock/Screen	✓ S	None	



2025-10-01 18:00:44
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[35.20543822151253, -80.81623592914787](#)

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[35.20045015030755, -80.8154097337165](#)

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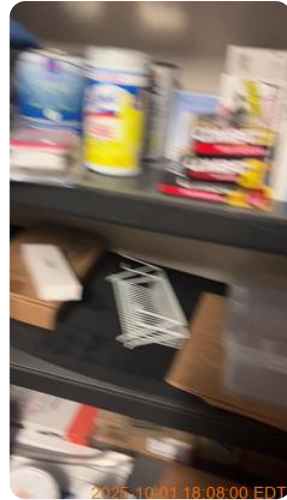
Other Storage/Shelving
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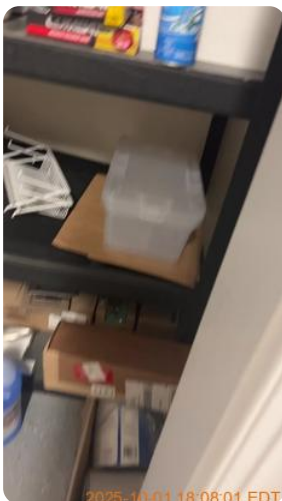
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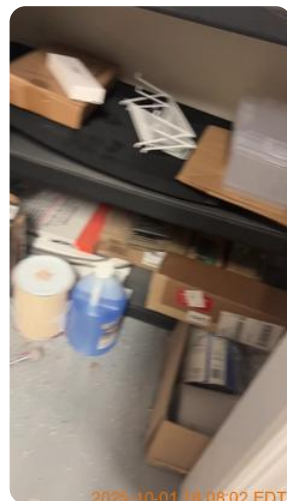
Other Storage/Shelving
2025-10-01 18:01:03
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Other Storage/Shelving
2025-10-01 18:01:04
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Other Storage/Shelving
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Other Storage/Shelving
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Laundry Room: Closet upstairs

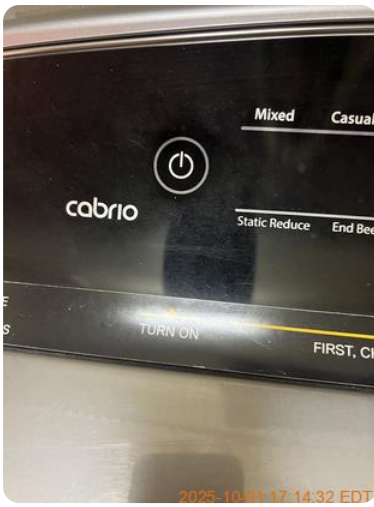
Detail	Condition	Actions	Comment
Cabinet/Counter/Shelving	✓ S	None	
Door/Knob/Lock	✓ S	None	
Dryer	✓ S	None	
Faucet/Valve	✓ S	None	
Flooring/Baseboard	✓ S	None	
Light Fixture/Fan	✓ S	None	
Other	✓ S	None	
Plumbing/Drain	✓ S	None	
Switch/Outlet	✓ S	None	
Wall/Ceiling	✓ S	None	
Washer	✓ S	None	
Window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



2025-10-01 17:16:02
 35.20544967617393, -80.81627793617622
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Dryer
 2025-10-01 17:14:21
 35.2054026720776, -80.81623513446782
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Dryer

2025-10-01 17:14:32

35.2054026720776, -80.81623513446782

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Dryer

2025-10-01 17:14:43

35.2054026720776, -80.81623513446782

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Washer

2025-10-01 17:15:04

35.2054026720776, -80.81623513446782

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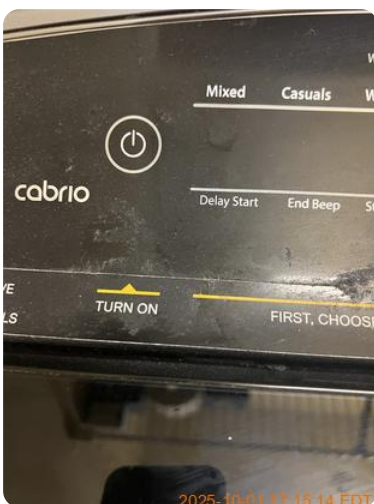


Washer

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Washer

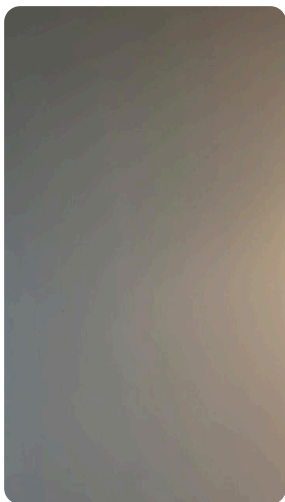
2025-10-01 17:15:14

35.20544967617393, -80.81627793617622

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Hallway/Stairs

Detail	Condition	Actions	Comment
Closet/Cabinet	✓ S	None	
Flooring/Baseboard	✓ S	None	
Light Fixture	✓ S	None	Out needs replaced bulbs in laundry closet
Other	✓ S	None	
Railing/Banister	✓ S	None	
Smoke/CO Detector	✓ S	None	Missing smoke detector
Switch/Outlet	✓ S	None	
Wall/Ceiling	✓ S	None	



2025-10-01 17:18:40

35.20541196029338, -80.81625689442416

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Light Fixture

2025-10-01 17:17:39

35.20541196029338, -80.81625689442416

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Railing/Banister

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Smoke/CO Detector

2025-10-01 17:17:10

35.20544967617393, -80.81627793617622

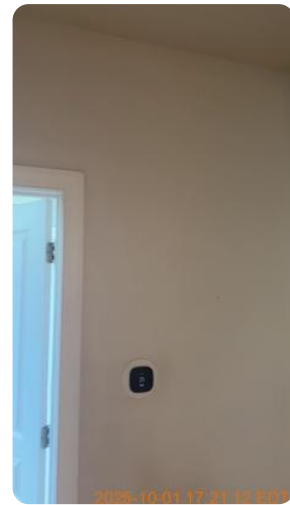
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Switch/Outlet

2025-10-01 17:18:20

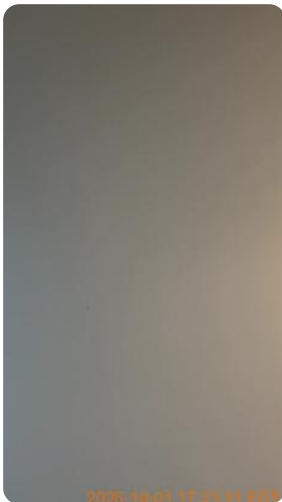
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Wall/Ceiling

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Wall/Ceiling

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Living Room

Detail	Condition	Actions	Comment
Door/Knob/Lock	✓ S	None	
Fireplace Equipment	✓ S	None	Wood burning Verify if it should be used
Flooring/Baseboard	✓ S	None	
Light Fixture/Fan	✓ F	Electrical	Light does not work, check and replace bulbs as needed.
Other	✓ S	None	
Switch/Outlet	✓ S	None	
Wall/Ceiling	⚠ D	Repairs	Patch hole in wall
Window Covering	✓ S	None	
Window/Lock/Screen	✓ S	None	



2025-10-01 17:39:05
35.2055150224224, -80.81619979633373
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Fireplace Equipment
2025-10-01 17:39:24
35.2055150224224, -80.81619979633373
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Flooring/Baseboard

2025-10-01 17:40:04

35.20529453104893, -80.816294366219

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Light Fixture/Fan

2025-10-01 17:40:17

35.20529453104893, -80.816294366219

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Other

2025-10-01 17:41:31

35.20529453104893, -80.816294366219

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Other

2025-10-01 17:41:32

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Other

2025-10-01 17:41:35

35.20529453104893, -80.816294366219

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Wall/Ceiling

2025-10-01 17:38:10

35.2055150224224, -80.81619979633373

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Kitchen

Detail	Condition	Actions	Comment
Cabinets/Drawers	✓ S	None	Stickers on inside of kitchen cabinet
Counter	✓ S	None	
Dishwasher	✓ S	None	
Faucet/Plumbing	✓ S	None	
Flooring/Baseboard	✓ S	None	
Light Fixture	✓ P	None	Light bulb out
Microwave	✓ S	None	
Other	✓ S	None	Key and remotes
Oven	✓ S	None	
Oven/Microwave	✓ S	None	
Range/Fan/Hood/Filter	✓ S	None	
Refrigerator	✓ S	None	Filter needs replacing
Sink/Disposal	✓ S	None	
Switch/Outlet	✓ S	None	
Trash Compactor	✓ S	None	
Wall/Ceiling	✓ S	None	
Window Covering	✓ S	None	Missing cosmetic bracket
Window/Lock/Screen	✓ S	None	



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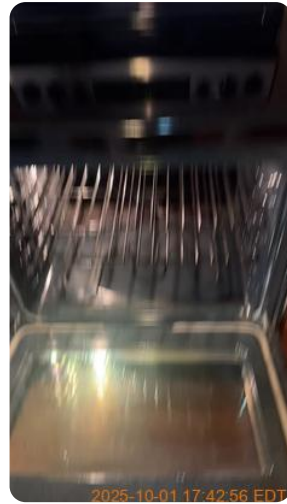
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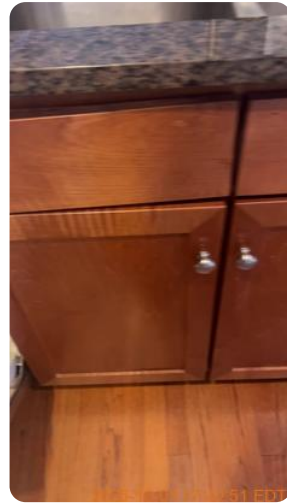
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2025-10-01 17:32:03
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2025-10-01 17:32:23
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2025-10-01 17:32:25
35.20544671507549, -80.81609032794246
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Cabinets/Drawers

2025-10-01 17:29:03

35.20542119242018, -80.81625153670477

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Cabinets/Drawers

2025-10-01 17:53:10

35.20543762423689, -80.81613247124785

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Cabinets/Drawers

2025-10-01 17:53:13

35.20543762423689, -80.81613247124785

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Cabinets/Drawers

2025-10-01 17:53:16

35.20543762423689, -80.81613247124785

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Cabinets/Drawers

2025-10-01 17:53:18

35.20543762423689, -80.81613247124785

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Counter

2025-10-01 17:36:32

35.20544343165617, -80.81627978019492

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Dishwasher

2025-10-01 17:33:56

35.20540712891884, -80.81622864493609

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Dishwasher

2025-10-01 17:34:58

35.20540712891884, -80.81622864493609

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Dishwasher

2025-10-01 17:35:00

35.20540712891884, -80.81622864493609

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Faucet/Plumbing

2025-10-01 17:36:40

35.20544343165617, -80.81627978019492

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Flooring/Baseboard

2025-10-01 17:36:23

35.20544343165617, -80.81627978019492

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Flooring/Baseboard

2025-10-01 17:52:52

35.20543762423689, -80.81613247124785

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Flooring/Baseboard

2025-10-01 17:52:56

35.20543762423689, -80.81613247124785

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Light Fixture

2025-10-01 17:32:05

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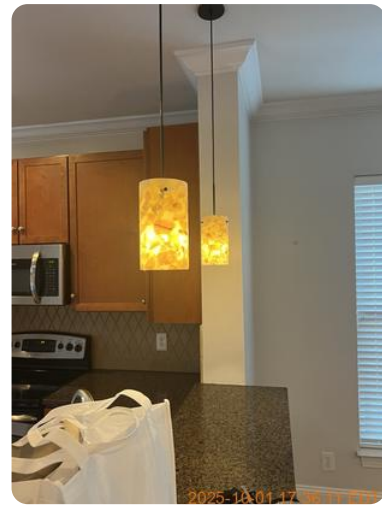


Light Fixture

2025-10-01 17:36:08

35.20544343165617, -80.81627978019492

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Light Fixture

2025-10-01 17:36:11

35.20544343165617, -80.81627978019492

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Microwave

2025-10-01 17:31:33

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Other

2025-10-01 17:30:29

35.20541479014017, -80.81628205461062

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Oven
2025-10-01 17:31:28
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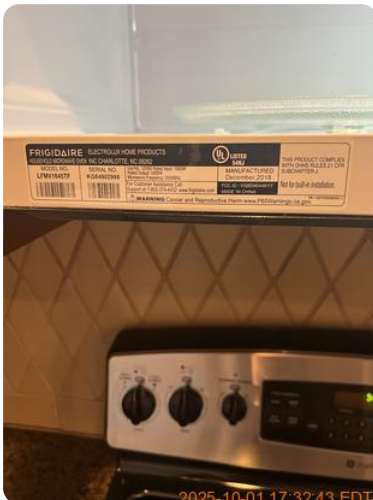
Oven
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Oven
2025-10-01 17:33:02
35.20544671507549, -80.81609032794246
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Oven/Microwave
2025-10-01 17:32:32
35.20544671507549, -80.81609032794246
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Oven/Microwave
2025-10-01 17:32:43
35.20544671507549, -80.81609032794246
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Range/Fan/Hood/Filter
2025-10-01 17:50:39
35.20549315367816, -80.81619899620416
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Range/Fan/Hood/Filter

2025-10-01 17:50:44

35.20549315367816, -80.81619899620416

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Range/Fan/Hood/Filter

2025-10-01 17:50:51

35.20549315367816, -80.81619899620416

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Range/Fan/Hood/Filter

2025-10-01 17:50:55

35.20549315367816, -80.81619899620416

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Range/Fan/Hood/Filter

2025-10-01 17:51:11

35.20549315367816, -80.81619899620416

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Sink/Disposal

2025-10-01 17:35:20

35.20540712891884, -80.81622864493609

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Window Covering

2025-10-01 17:37:05

35.20544343165617, -80.81627978019492

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Window Covering

2025-10-01 17:37:23

[35.20544343165617, -80.81627978019492](#)

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Back Yard/Exterior

Detail	Condition	Actions	Comment
Building Exterior	✓ P	Repairs	Wood rot present on exterior and window trim, HOA to address, Caulking needed at exterior
Fence/Gate	✓ P	Repairs	Bricks need to be reinstalled on wall
Landscaping	✓ S	None	
Light Fixture	⚠ D	Repairs	Broken light fixture
Other	✓ S	None	
Patio Cover	✓ S	None	
Patio/Deck/Balcony	⚠ D	Other	Replace missing globe, sealing needed, consult HOA
		Repairs	Repair large crack
Pool/Heater/Equipment	✓ S	None	
Porch/Stairs	✓ S	None	
Spa/Cover/Equipment	✓ S	None	

Detail	Condition	Actions	Comment
Sprinkler/Timer	✓ S	None	
Walkway	✓ S	None	



2025-10-01 17:44:54
35.20526598302308, -80.8161938044133
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Building Exterior
2025-10-01 17:43:47
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Building Exterior
2025-10-01 17:45:04
35.20526598302308, -80.8161938044133
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Building Exterior
2025-10-01 17:45:15
35.20526598302308, -80.8161938044133
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Building Exterior

2025-10-01 17:45:42

35.20532357044071, -80.81640332944767

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Light Fixture

2025-10-01 17:44:32

35.20526598302308, -80.8161938044133

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Patio/Deck/Balcony

2025-10-01 17:42:04

35.2052989909569, -80.81628718225753

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Patio/Deck/Balcony

2025-10-01 17:42:07

35.2052989909569, -80.81628718225753

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Front Yard/Exterior

Detail	Condition	Actions	Comment
Building Exterior	✓ S	None	
Fence/Gate	✓ S	None	
Landscaping	✓ S	None	
Light Fixture	✓ S	None	
Mailbox/Keyed Location	✓ S	None	
Other	✓ S	None	

Detail	Condition	Actions	Comment
Patio Cover	✓ S	None	
Patio/Deck/Balcony	-	Other	Have HOA fix the railing
Porch/Stairs	✓ S	None	
Sprinkler/Timer	✓ S	None	
Walk/Driveway	✓ S	None	



Patio/Deck/Balcony
2025-10-01 18:07:03
[35.20045015030755, -80.8154097337165](#)
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Patio/Deck/Balcony
2025-10-01 18:07:05
[35.20553716166199, -80.8161372841898](#)
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Patio/Deck/Balcony
2025-10-01 18:07:12
[35.20553716166199, -80.8161372841898](#)
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Patio/Deck/Balcony
2025-10-01 18:07:14
[35.20553716166199, -80.8161372841898](#)
[View Image](#)

Bathroom: Primary

Detail	Condition	Actions	Comment
Cabinet/Counter/Shelving	✓ S	None	
Door/Knob/Lock	✓ S	None	
Exhaust Fan	✓ F	None	
Flooring/Baseboard	✓ S	None	
Light Fixture	✓ P	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	✓ F	None	Marking on the wall
Window Covering	✓ S	None	
Window/Lock/Screen	✓ S	None	



2025-10-01 17:00:32

35.20547624561492, -80.81618628947274

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2025-10-01 17:00:42

35.20547624561492, -80.81618628947274

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2025-10-01 17:00:53

35.20547624561492, -80.81618628947274

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2025-10-01 17:01:01

35.20547624561492, -80.81618628947274

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Exhaust Fan

2025-10-01 17:00:11

35.20547624561492, -80.81618628947274

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Exhaust Fan

2025-10-01 17:00:22

35.20547624561492, -80.81618628947274

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Plumbing/Drain

2025-10-01 16:59:54

35.20547624561492, -80.81618628947274

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Bathroom 2: Upstairs guest

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	

Detail	Condition	Actions	Comment
Tub/Shower	✓ S	None	
Wall/Ceiling	✓ F	None	Discoloration on paint observed
Window Covering	✓ S	None	
Window/Lock/Screen	✓ S	None	



2025-10-01 17:05:58
35.20545159799406, -80.81621699344582
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Shower Door/Rail/Curtain
2025-10-01 17:07:42
35.205461158452, -80.81622121078851
[View Image](#)



Shower Door/Rail/Curtain
2025-10-01 17:07:49
35.205461158452, -80.81622121078851
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Shower Door/Rail/Curtain
2025-10-01 17:07:52
35.205461158452, -80.81622121078851
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Sink/Faucet

2025-10-01 17:07:27

[35.205461158452, -80.81622121078851](#)

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Wall/Ceiling

2025-10-01 17:05:51

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Wall/Ceiling

2025-10-01 17:06:57

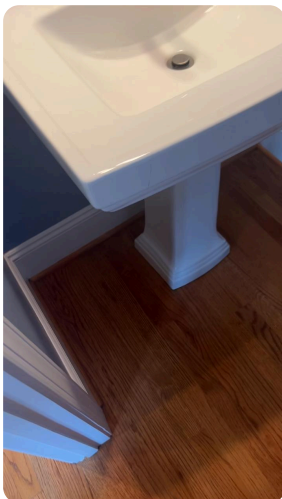
[35.20545159799406, -80.81621699344582](#)

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Bathroom 3: Half bath on main

Detail	Condition	Actions	Comment
Cabinet/Counter/Shelving	✓ S	None	
Door/Knob/Lock	✓ S	None	
Exhaust Fan	✓ F	None	<i>Vent very dusty</i>
Flooring/Baseboard	✓ S	None	
Light Fixture	✓ F	None	<i>Mismatched light bulbs</i>
Medicine Cabinet/Mirror	✓ S	None	

Detail	Condition	Actions	Comment
Other	✓ S	None	Missing door stopper
Plumbing/Drain	✓ S	None	
Shower Door/Rail/Curtain	✓ S	None	
Sink/Faucet	✓ S	None	
Switch/Outlet	✓ S	None	
Toilet	⚠ D	Cleaning	Toilet is very dirty and disgusting
		Repairs	Handle is broken, toilet running
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	



2025-10-01 17:49:38
35.20547096542644, -80.81622092063365
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Exhaust Fan
2025-10-01 17:49:33
35.20547096542644, -80.81622092063365
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Other

2025-10-01 17:48:56

35.20547096542644, -80.81622092063365

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Sink/Faucet

2025-10-01 17:48:20

35.20547096542644, -80.81622092063365

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Toilet

2025-10-01 17:46:42

35.20532357044071, -80.81640332944767

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Toilet Paper Holder

2025-10-01 17:47:04

35.20532357044071, -80.81640332944767

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Toilet Paper Holder

2025-10-01 17:47:27

35.20532357044071, -80.81640332944767

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Toilet Paper Holder

2025-10-01 17:47:35

35.20532357044071, -80.81640332944767

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Toilet Paper Holder

2025-10-01 17:47:38

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Bedroom: Primary

Detail	Condition	Actions	Comment
Closet/Door/Track/Shelving	✓ F	None	Scrapes in paint
Door/Knob/Lock	✓ S	None	
Flooring/Baseboard	✓ S	None	
Light Fixture/Fan	⚠ D	Cleaning	Excessive dirt on ceiling fan, cleaning required as tenant charge
Other	✓ S	None	Missing smoke detector
Switch/Outlet	✓ P	None	Missing switch plate
Wall/Ceiling	✓ S	None	
Window Covering	✓ S	None	
Window/Lock/Screen	✓ S	None	



2025-10-01 16:54:40
35.20532482588331, -80.8161631012202
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2025-10-01 16:56:14
35.20537069034643, -80.81623917088952
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2025-10-01 16:56:15
35.20537069034643, -80.81623917088952
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2025-10-01 16:56:53
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2025-10-01 16:57:04
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2025-10-01 16:57:07
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2025-10-01 16:57:10

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2025-10-01 16:57:43

35.20548261307336, -80.81636831550368

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2025-10-01 16:58:10

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2025-10-01 16:58:14

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Flooring/Baseboard

2025-10-01 16:54:31

35.20532482588331, -80.8161631012202

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Light Fixture/Fan

2025-10-01 16:53:33

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Light Fixture/Fan

2025-10-01 16:53:36

35.20532482588331, -80.8161631012202

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Other

2025-10-01 17:10:29

35.20525161295272, -80.81611983030257

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Other

2025-10-01 17:10:32

35.20525161295272, -80.81611983030257

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Switch/Outlet

2025-10-01 16:53:23

35.20532482588331, -80.8161631012202

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Switch/Outlet

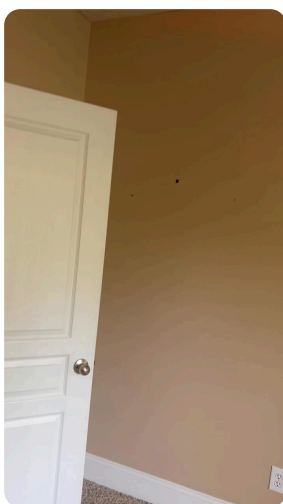
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35.20532482588331, -80.8161631012202

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Bedroom 2: Guest

Detail	Condition	Actions	Comment
Closet/Door/Track/Shelving	✓ F	None	Scrapes on closet paint
Door/Knob/Lock	✓ S	None	
Flooring/Baseboard	✓ S	None	
Light Fixture/Fan	✓ S	None	Ceiling fan in very nice condition
Other	✓ S	None	
Switch/Outlet	✓ S	None	
Wall/Ceiling	✓ S	None	
Window Covering	✓ S	None	
Window/Lock/Screen	✓ S	None	



2025-10-01 17:04:18

35.20546707917044, -80.81622731021594

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Wall/Ceiling

2025-10-01 17:04:06

35.20546707917044, -80.81622731021594

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Keys/Remotes/Devices

Detail	Condition	Actions	Comment
Keys	✓ S	None	
Other	✓ S	None	

Detail	Condition	Actions	Comment
Remotes/Devices	✓ S	None	



2025-10-01 18:39:27
35.07089, -80.84274554999999
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Systems

Detail	Condition	Actions	Comment
[object Object]	-	None	
Air Conditioning/Filter	-	Cleaning	Both are filthy upstairs and down 14x 25 x1
Breaker Box	✓ S	None	
Furnace	✓ S	None	
Other	✓ S	None	
Sewer Cleanout	NEW N	None	
Sprinkler/Timer	✓ S	None	
Thermostat	✓ S	None	Set to 75° cool
Water Heater	✓ S	None	
Water Softener	NEW N	None	

Detail	Condition	Actions	Comment
Whole House Fan	NEW N	None	



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35.20547159485083, -80.81630970358924
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2025-10-01 17:27:23
35.20546150518853, -80.81630607476568
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Air Conditioning/Filter
2025-10-01 17:26:36
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Air Conditioning/Filter
2025-10-01 17:27:58
35.20542119242018, -80.81625153670477
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Additional Comments

A lot of spider webs and cleaner needs long wands to reach and clean walls and ceilings and fans

Final Comments

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

Agent / Inspector Signature

2025-10-01