

# PROPERTY CONDITION REPORT

PROPERTY

**742 Evergreen Terrace, 2B**

INSPECTION TYPE

**Move-Out**

REPORT ID

**SP-2026-00147**

GENERATED

**March 22, 2026**

REGIONAL TIER

Above Average (Denver, +15%)

TENANT / LEASE END

James Rivera / Mar 15, 2026

**6**

ROOMS INSPECTED

**18**

ITEMS GOOD

**5**

ITEMS FAIR

**3**

ITEMS POOR

**\$1,259**

EST. DEDUCTIBLE

# Detailed Findings

## Living Room

FAIR
CONFIDENCE: HIGH

Living room overview

Wall damage detail

ITEM	CONDITION	SEVERITY	NOTES
Walls & Paint	Fair	● Medium	Scuff marks and unauthorized dark paint on accent wall
Flooring (Hardwood)	Good	-	Minor surface scratches, within normal wear
Windows & Blinds	Good	-	Clean, operational
Light Fixtures	Good	-	All functional
Ceiling	Good	-	No stains or damage

**Remediation:** Paint one room, walls only (living room, ~200 sqft)  
 Cost range: \$652 - \$1,067 (midpoint \$830) · Above Average region (+15%)  
 Depreciation: Paint installed 2 yrs ago, 4-yr useful life → 50% remaining → **Deductible: \$415**

*Note: Faded or slightly dirty paint is normal wear after 3+ years. Unauthorized colors and smoke staining are deductible.*

## Kitchen

NEEDS ATTENTION
CONFIDENCE: HIGH

Countertop burn mark

Cabinet hinge damage

ITEM	CONDITION	SEVERITY	NOTES
Countertops (Laminate)	Poor	● High	Burn mark on laminate near stove, 3" diameter
Cabinets	Fair	● Medium	Upper cabinet hinge loose, door misaligned
Appliances	Good	-	Stove, fridge, dishwasher all functional
Sink & Faucet	Good	-	No leaks, clean
Flooring (Vinyl)	Good	-	Clean, no damage

**Remediation:**  
 1. Countertop burn mark repair (laminate): \$230 - \$572 (midpoint \$372) · +15% regional  
 Depreciation: Laminate installed 8 yrs ago, 15-yr useful life → 47% remaining → **Deductible: \$174**  
 2. Cabinet hinge repair: \$115 (midpoint \$115) · +15% regional  
 No depreciation (hardware repair, no useful life limit) → **Deductible: \$115**

## Primary Bedroom

GOOD

CONFIDENCE: HIGH

Bedroom overview

Closet interior

ITEM	CONDITION	SEVERITY	NOTES
Walls & Paint	Good	-	Clean, no marks
Carpet	Good	-	Normal wear, no stains
Closet	Good	-	Shelving intact, door slides properly
Windows	Good	-	Seals intact, locks functional

## Bathroom

FAIR

CONFIDENCE: MEDIUM

Shower caulking

Tile grout detail

ITEM	CONDITION	SEVERITY	NOTES
Shower/Tub	Fair	● Medium	Caulking deteriorated along tub edge
Toilet	Good	-	Functional, clean
Sink & Vanity	Good	-	No chips or stains
Tile & Grout	Fair	● Low	Grout discoloration in shower, cosmetic
Exhaust Fan	Good	-	Operational

### Remediation:

1. Caulk replacement, tub/shower: \$115 - \$178 (midpoint \$119) · +15% regional

No depreciation → **Deductible: \$119**

2. Grout repair, small area: \$172 - \$236 (midpoint \$172) · +15% regional

No depreciation → **Deductible: \$172**

*Note: Minor grout discoloration after 3+ years is generally normal wear.*

## Second Bedroom

NEEDS ATTENTION

CONFIDENCE: HIGH

Carpet stain

Closet door track

ITEM	CONDITION	SEVERITY	NOTES
Carpet	Poor	● High	Large stain (approx. 2'x3') near closet, does not clean
Walls	Good	-	Clean
Closet Door	Fair	● Low	Sliding door off track, functional but sticks
Windows	Good	-	No issues

### Remediation:

1. Carpet replacement, per room (bedroom, ~120 sqft): \$396 - \$793 (midpoint \$595) · +15% regional

Depreciation: Carpet installed 6 yrs ago, 8-yr useful life → 25% remaining → **Deductible: \$149**

2. Door hardware replacement: \$115 (midpoint \$115) · +15% regional

No depreciation → **Deductible: \$115**

*Note: Carpet at 6 years of an 8-year useful life has 25% remaining value. Stains beyond normal soiling (large, permanent, or pet-related) are deductible at prorated replacement cost. Normal traffic wear and minor fading are not deductible.*

## Entryway & Hallway

GOOD

CONFIDENCE: HIGH

Entry overview

Front door hardware

ITEM	CONDITION	SEVERITY	NOTES
Front Door & Lock	Good	-	Deadbolt and knob functional
Flooring	Good	-	Tile, clean and intact
Smoke Detector	Good	-	Tested, functional
Coat Closet	Good	-	Shelf and rod intact

# Cost Summary

Itemized Repair Estimates		Region: Above Average (Denver, +15%)		
ROOM	REPAIR	COST RANGE	MIDPOINT	DEDUCTIBLE
Living Room	Paint one room, walls only (~200 sqft) <small>2yr of 4yr life (50% remaining)</small>	\$652 - \$1,067	\$830	<b>\$415</b>
Kitchen	Countertop burn mark repair (laminite) <small>8yr of 15yr life (47% remaining)</small>	\$230 - \$572	\$372	<b>\$174</b>
Kitchen	Cabinet hinge repair <small>No proration applied</small>	\$115	\$115	<b>\$115</b>
Bathroom	Caulk replacement, tub/shower <small>No proration applied</small>	\$115 - \$178	\$119	<b>\$119</b>
Bathroom	Grout repair, small area <small>No proration applied</small>	\$172 - \$236	\$172	<b>\$172</b>
2nd Bedroom	Carpet replacement (~120 sqft) <small>6yr of 8yr life (25% remaining)</small>	\$396 - \$793	\$595	<b>\$149</b>
2nd Bedroom	Door hardware replacement <small>No proration applied</small>	\$115	\$115	<b>\$115</b>
<b>TOTAL ESTIMATED REMEDIATION</b>				<b>\$2,318</b>
				After depreciation: <b>\$2,318</b> full → <b>\$1,259</b> deductible
<p>Cost estimates sourced from aggregated contractor pricing data (HomeAdvisor, Angi, HomeGuide, 2024-2026). Regional adjustment applied using RSMean City Cost Index. Depreciation follows IRS guidelines and court-accepted useful-life standards. Estimates are a starting point for budgeting, not contractor quotes. Verify against actual bids before finalizing deductions.</p>				

# Signatures

## Inspector / Property Manager

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Signature

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Printed Name

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Date

## Tenant

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Signature

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Printed Name

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Date

**Disclaimer:** Conditions identified through automated analysis of photos taken on-site. This analysis is a documentation aid; the inspector's on-site observations and corrections govern. Estimates are a starting point for budgeting, not contractor quotes. Verify against actual bids before finalizing deductions. Depreciation calculations are based on general useful-life guidelines and may differ from standards applied in your jurisdiction. You are responsible for ensuring that any security deposit deductions comply with applicable state and local laws. This report may be used as evidence in security deposit disposition in accordance with applicable landlord-tenant law. Report generated by SiteProof. © 2026