

Photographic Condition Log



16040 W Maine S Phoenix AZ 85034

Inspected by	Steve
Date inspected	Tue, Oct 6, 2026
Owner's name(s)	John Swanson
Tenant's name(s)	Betty Palmer, Robert White
Brokerage	Steve Njavro Media
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Phone	6028501321

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Exterior

Exterior · 1 video · 3 photos



1 · 0:03



2 · 0:29



3 · 0:48

Reference Video Clip Exterior

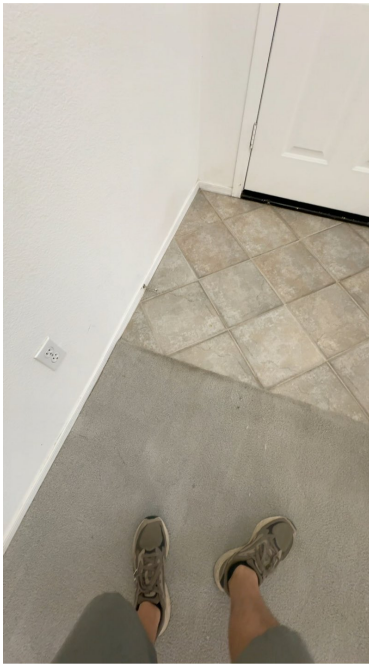
- 1) 0:03 "This is the move out This is the move out for once"
- 2) 0:29 "Eaves has some minor damage"
- 3) 0:48 "The door stopper needs to be repainted because there's paint spill on it"

DAMAGE TAGGED FOR VENDOR

- 2) 0:29 **Handyman** — "Eaves has some minor damage"
- 3) 0:48 **Handyman** — "The door stopper needs to be repainted because there's paint spill on it"

Entry

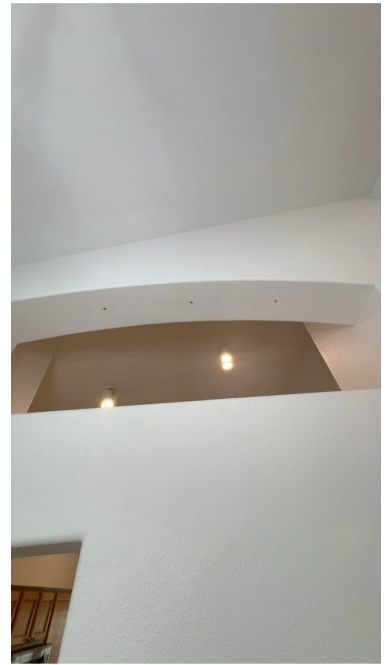
Entry · 1 video · 3 photos



1 · 0:07



2 · 0:20



3 · 0:55

Reference Video Clip Entry

- 1) 0:07 "Entryway looks good. The carpet has some. Carpet has some dirt spots at the edges"
- 2) 0:20 "At the edges Is minor repair on the wall?"
- 3) 0:55 "There's some minor holes in"

DAMAGE TAGGED FOR VENDOR

- 2) 0:20 **Handyman** — "At the edges Is minor repair on the wall?"
- 3) 0:55 **Handyman** — "There's some minor holes in"

Kitchen

Kitchen · 1 video · 11 photos



1 · 0:10



2 · 0:19



3 · 0:28



4 · 0:41



5 · 0:51

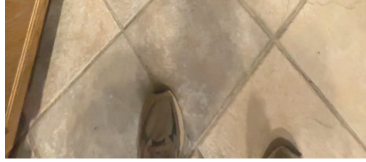


6 · 0:59

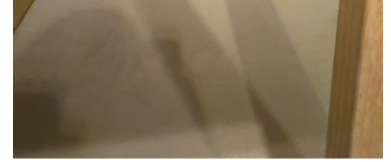




7 · 1:11



8 · 1:17



9 · 1:28



10 · 1:41



11 · 1:52

Reference Video Clip Kitchen

- 1) 0:10 "The kitchen looks pretty good overall Refrigerator"
- 2) 0:19 "Refrigerator The pantry door doesn't work"
- 3) 0:28 "The pantry door doesn't work right it doesn't close all the way Corner piece is missing"
- 4) 0:41 "Microwave has a dent in it"
- 5) 0:51 "Microwave has a dent in it"
- 6) 0:59 "There are some steam"
- 7) 1:11 "There are some stains on the stove top"
- 8) 1:17 "The cabinet doors don't close"
- 9) 1:28 "The cabinet doors don't close at the sink"
- 10) 1:41 "This looks pretty clean Looks brand new"
- 11) 1:52 "Looks brand new More cabinet doors that don't close"

DAMAGE TAGGED FOR VENDOR

- 3) 0:28 **Handyman** — "The pantry door doesn't work right it doesn't close all the way Corner piece is missing"
- 6) 0:59 **Cleaner** — "There are some steam"
- 8) 1:17 **Handyman** — "The cabinet doors don't close"
- 11) 1:52 **Handyman** — "Looks brand new More cabinet doors that don't close"

Dining Room

Dining Room · 1 video · 2 photos



1 · 0:11



2 · 0:33

Reference Video Clip Dining Room

- 1) 0:11 "All the walls look great The door looks pretty good. I didn't notice. This here is broken off"
- 2) 0:33 "No note recorded."

DAMAGE TAGGED FOR VENDOR

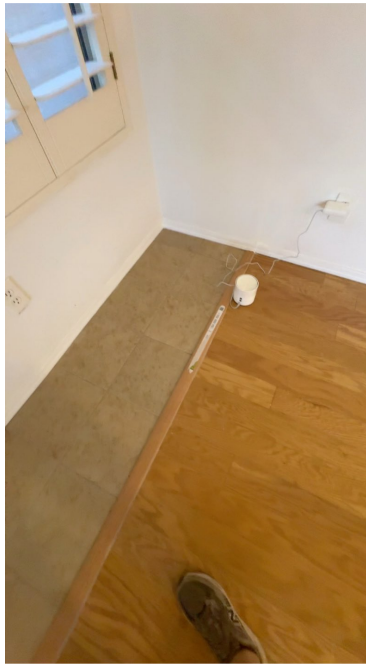
- 1) 0:11 **Handyman** — "All the walls look great The door looks pretty good. I didn't notice. This here is broken off"

Living Room

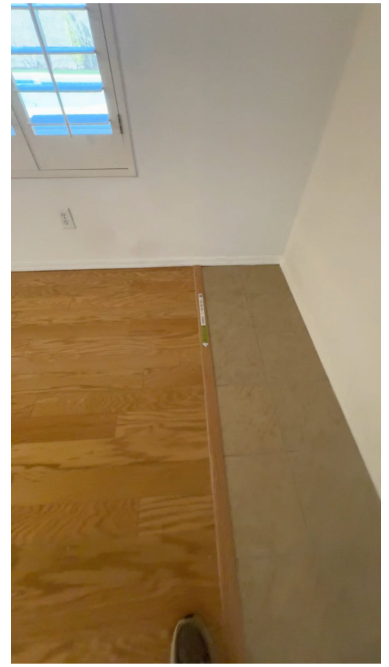
Living Room · 1 video · 3 photos



1 · 0:24



2 · 0:39



3 · 0:44

Reference Video Clip Living Room

- 1) 0:24 "So this thing We do need some paint. Looks like they had hung the."
- 2) 0:39 "TV on the wall and repaired the hole but didn't paint it properly There's these stickers here on the floor"
- 3) 0:44 "There's these stickers here on the floor Both sides The floor looks good"

DAMAGE TAGGED FOR VENDOR

- 1) 0:24 **Handyman** — "So this thing We do need some paint. Looks like they had hung the."

Primary Bedroom

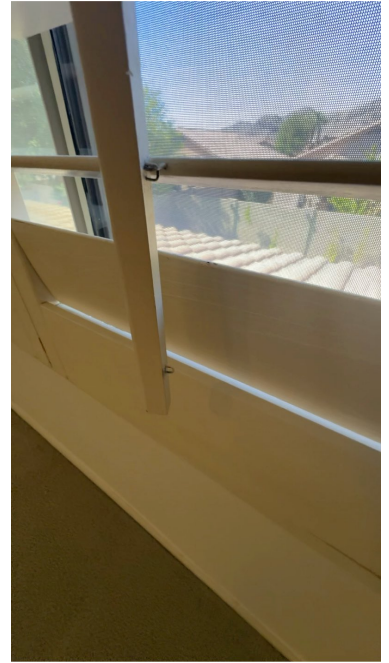
Primary Bedroom · 1 video · 5 photos



1 · 0:16



2 · 0:39



3 · 1:00



4 · 1:13



5 · 1:39

Reference Video Clip Primary Bedroom

- 1) 0:16 "Door Good shape Actually on the backside, there's a little crack right here"
- 2) 0:39 "There's a little divot taken out of the"
- 3) 1:00 "Plantation shutters Plantation shutter needs to be repaired"
- 4) 1:13 "To be repaired There's some holes in the wall, just"
- 5) 1:39 "The closet door hangs up on the carpeting"

DAMAGE TAGGED FOR VENDOR

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- 1) 0:16 **Handyman** — "Door Good shape Actually on the backside, there's a little crack right here"

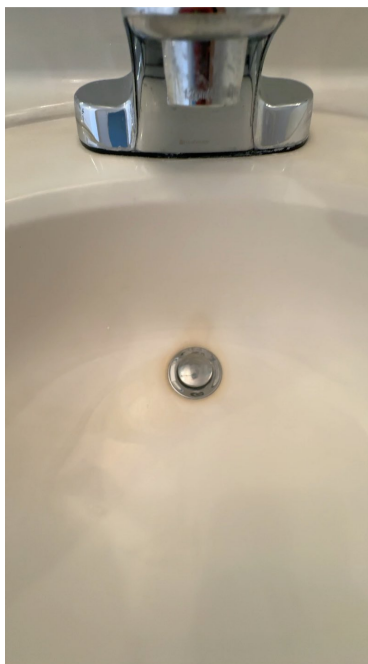
- 2) 0:39 **Handyman** — "There's a little divot taken out of the"
- 3) 1:00 **Handyman** — "Plantation shutters Plantation shutter needs to be repaired"
- 4) 1:13 **Handyman** — "To be repaired There's some holes in the wall, just"
- 5) 1:39 **Handyman** — "The closet door hangs up on the carpeting"

Primary Bath

Primary Bath · 1 video · 5 photos



1 · 0:09



2 · 0:18



3 · 0:29



4 · 0:37



5 · 0:43

Reference Video Clip Primary Bath

- 1) 0:09 "Here is your primary bathroom Large, it's doing pretty good. We have a crack in the tile."
- 2) 0:18 "A crack in the tile My stains inside The sink"
- 3) 0:29 "Inside the sink"
- 4) 0:37 "No note recorded."
- 5) 0:43 "It looks like we have a towel wrapping"

DAMAGE TAGGED FOR VENDOR

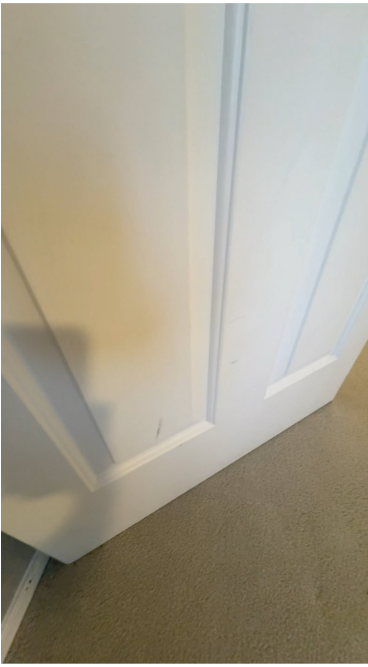
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- 2) 0:18 **Cleaner** — "A crack in the tile My stains inside The sink"

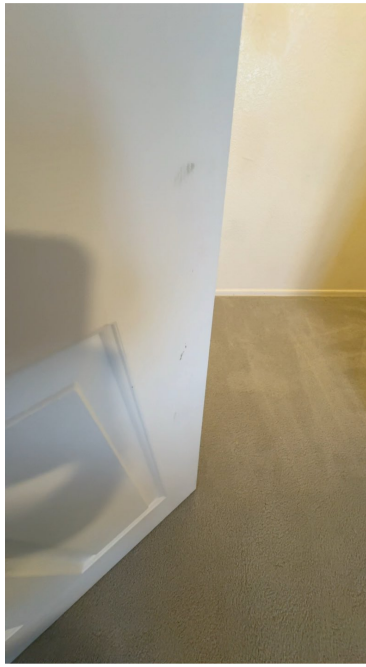
5) 0:43 **Handyman** — “It looks like we have a towel wrapping”

Bedroom 1

Bedroom 1 · 1 video · 6 photos



1 · 0:13



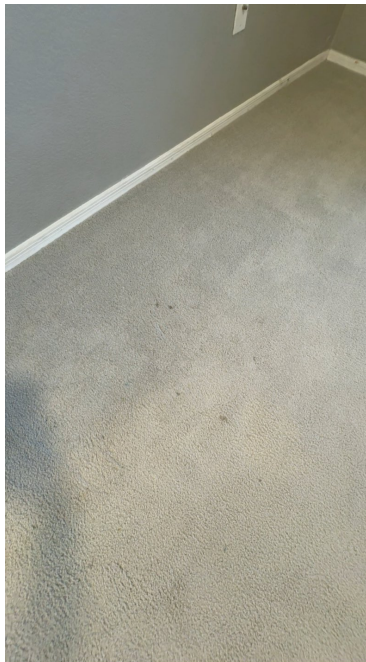
2 · 0:20



3 · 0:32



4 · 0:41



5 · 0:54



6 · 1:02

Reference Video Clip Bedroom 1

- 1) 0:13 "The balls look really great There's some marks on the door that need to be clean"
- 2) 0:20 "There's some marks on the door that need to be cleaned Closet"
- 3) 0:32 "Closet looks great Floorboard has some minor damage"
- 4) 0:41 "Floorboard has some minor damage The window is starting to come out on the inside"
- 5) 0:54 "Come out on the inside The floor looks good There are some minor stains in the floor"
- 6) 1:02 "There's some minor stains in the floor"

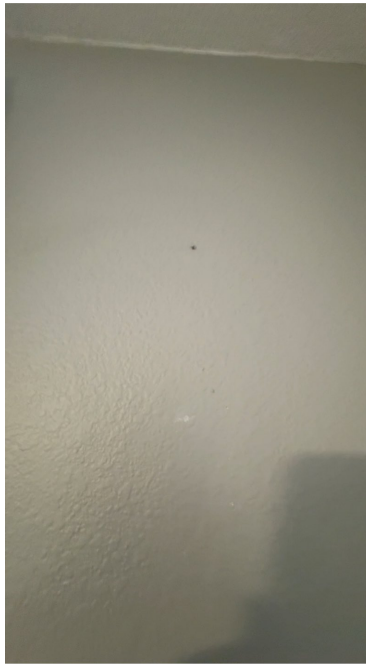
- 1) 0:13 **Cleaner** — "The balls look really great There's some marks on the door that need to be clean"
- 3) 0:32 **Handyman** — "Closet looks great Floorboard has some minor damage"
- 5) 0:54 **Cleaner** — "Come out on the inside The floor looks good There are some minor stains in the floor"

Bedroom 2

Bedroom 2 clip 1 · 2 videos · 3 photos



1 · 0:03



2 · 0:17



3 · 0:04

Reference Video Clip Bedroom 2 clip 1

- 1) 0:03 "Here's bedroom two Flooring has a big red stain"
- 2) 0:17 "The wall has a few marks"

Reference Video Clip Bedroom 2 clip 2

- 3) 0:04 "The door has a bunch of marks on it that need to be cleaned"

DAMAGE TAGGED FOR VENDOR

- 1) 0:03 **Cleaner** — "Here's bedroom two Flooring has a big red stain"
- 2) 0:17 **Handyman** — "The wall has a few marks"
- 3) 0:04 **Cleaner** — "The door has a bunch of marks on it that need to be cleaned"

Bathroom

Bathroom · 1 video · 5 photos



1 · 0:12



2 · 0:19



3 · 0:24



4 · 0:37



5 · 0:39

Reference Video Clip Bathroom

- 1) 0:12 "Use the bathroom Everything works No leaks"
- 2) 0:19 "No leaks"
- 3) 0:24 "The inside of medicine cabinet"
- 4) 0:37 "The inside of medicine cabinet needs to be repainted Everything works here"
- 5) 0:39 "Everything works here"

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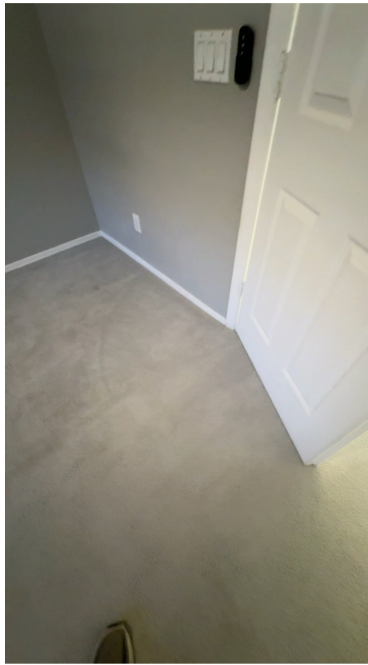
- 2) 0:19 **Handyman** — "No leaks"

Office

Office · 1 video · 4 photos



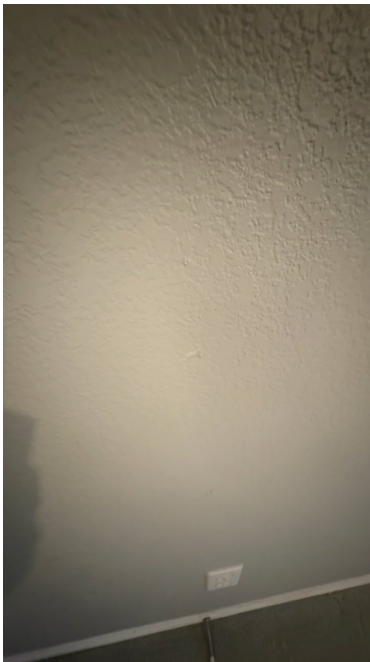
1 · 0:05



2 · 0:41



3 · 0:58



4 · 1:05

Reference Video Clip Office

- 1) 0:05 "Here's the office. We have a stain on the floor."
- 2) 0:41 "Doris function, but they do hang up a little bit on the carpet"
- 3) 0:58 "Carpet we may need to rehang them"
- 4) 1:05 "No note recorded."

DAMAGE TAGGED FOR VENDOR

- 1) 0:05 **Handyman** — "Here's the office. We have a stain on the floor."

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- 2) 0:41 **Handyman** — "Doris function, but they do hang up a little bit on the carpet"

4) 1:05 **Handyman** — "No note recorded."

Laundry room

Laundry room · 1 video · 2 photos



1 · 0:18



2 · 0:24

Reference Video Clip Laundry room

- 1) 0:18 "Door"
- 2) 0:24 "No note recorded."

DAMAGE TAGGED FOR VENDOR

- 2) 0:24 **Handyman** — "No note recorded."

Damage Summary

Damages compiled from the vendor quote lists, with matching condition-log notes.

HANDYMAN

Exterior · Photo 2 · 0:29 · Exterior

"Eaves has some minor damage"

Vendor quote / AAR: Paint: There's minor damage to the corner of one of the eaves; Front Door — Knob and Locks: Is gold paint spilled on the door stop

Exterior · Photo 3 · 0:48 · Exterior

"The door stopper needs to be repainted because there's paint spill on it"

Entry · Photo 2 · 0:20 · Entry

"At the edges Is minor repair on the wall?"

Vendor quote / AAR: Ceiling, Walls, Baseboards, Vents: Minor holes and repairs that need paint; Flooring: The carpet needs cleaning

Entry · Photo 3 · 0:55 · Entry

"There's some minor holes in"

Kitchen · Photo 3 · 0:28 · Kitchen

"The pantry door doesn't work right it doesn't close all the way Corner piece is missing"

Vendor quote / AAR: Cabinets (close properly / condition): Cabinets don't close all the way; Microwave: Small dent in the fascia

Kitchen · Photo 8 · 1:17 · Kitchen

"The cabinet doors don't close"

Kitchen · Photo 11 · 1:52 · Kitchen

"Looks brand new More cabinet doors that don't close"

Dining Room · Photo 1 · 0:11 · Dining Room

"All the walls look great The door looks pretty good. I didn't notice. This here is broken off"

Vendor quote / AAR: Windows & Screens: The door to the patio has a small latch that is broken. See condition report

Living Room · Photo 1 · 0:24 · Living Room

"So this thing We do need some paint. Looks like they had hung the."

Vendor quote / AAR: Ceiling, Walls, Baseboards, Vents: Painting needed where the tv was hung

Primary Bedroom · Photo 1 · 0:16 · Primary Bedroom

"Door Good shape Actually on the backside, there's a little crack right here"

Vendor quote / AAR: Doors (close properly / condition): Small crack in the bedroom door; Window Coverings: Plantation shutter needs repair see condition report

Primary Bedroom · Photo 2 · 0:39 · Primary Bedroom

"There's a little divot taken out of the"

Primary Bedroom · Photo 3 · 1:00 · Primary Bedroom

"Plantation shutters Plantation shutter needs to be repaired"

Primary Bedroom · Photo 4 · 1:13 · Primary Bedroom

“To be repaired There's some holes in the wall, just”

Primary Bedroom · Photo 5 · 1:39 · Primary Bedroom

“The closet door hangs up on the carpeting”

Primary Bath · Photo 5 · 0:43 · Primary Bath

“It looks like we have a towel wrapping”

Vendor quote / AAR: Flooring: One cracked tile; Sinks & Faucets: Sonoma’s a stain; Soap dishes, towel bars, shower rod secure: Towel rack needs hanging

Bedroom 1 · Photo 3 · 0:32 · Bedroom 1

“Closet looks great Floorboard has some minor damage”

Vendor quote / AAR: Ceiling, Walls, Baseboards, Vents: A few stains in the carpet, baseboards have some nicks A few stains in the carpet, baseboards have some nicks; Doors (close properly / condition): A few minor marks that need to be cleaned; Flooring (burns, tears, stains): Minor stains.; Windows & Screens: Window inside is starting to buckle

Bedroom 2 · Photo 2 · 0:17 · Bedroom 2 clip 1

“The wall has a few marks”

Vendor quote / AAR: Ceiling, Walls, Baseboards, Vents: A few small nail holes; Doors (close properly / condition): Closet door is marked up; Flooring (burns, tears, stains): Big red stain in the carpet

Bathroom · Photo 2 · 0:19 · Bathroom

“No leaks”

Vendor quote / AAR: Cabinets (close properly / condition): The medicine cabinet needs to be repainted on the inside

Bathroom · Photo 3 · 0:24 · Bathroom

“The inside of medicine cabinet”

Office · Photo 1 · 0:05 · Office

“Here's the office. We have a stain on the floor.”

Vendor quote / AAR: Ceiling, Walls, Baseboards, Vents: Small hole. See condition report; Doors (close properly / condition): Doors hang up on the carpet

Office · Photo 2 · 0:41 · Office

“Doris function, but they do hang up a little bit on the carpet”

Office · Photo 4 · 1:05 · Office

“No note recorded.”

Laundry room · Photo 2 · 0:24 · Laundry room

“No note recorded.”

Vendor quote / AAR: Washer / Dryer Hookups: We might want to change these out from plastic to metal We might want to change these out from plastic to metal

CLEANER

Kitchen · Photo 6 · 0:59 · Kitchen

“There are some steam”

Vendor quote / AAR: Cabinets (close properly / condition): Cabinets don’t close all the way; Microwave: Small dent in the fascia

Primary Bath · Photo 2 · 0:18 · Primary Bath

“A crack in the tile My stains inside The sink”

Vendor quote / AAR: Flooring: One cracked tile; Sinks & Faucets: Sonoma’s a stain; Soap dishes, towel bars, shower rod secure: Towel rack needs hanging

Bedroom 1 · Photo 1 · 0:13 · Bedroom 1

“The balls look really great There's some marks on the door that need to be clean”

Vendor quote / AAR: Ceiling, Walls, Baseboards, Vents: A few stains in the carpet, baseboards have some nicks A few stains in the carpet, baseboards have some nicks; Doors (close properly / condition): A few minor marks that need to be cleaned; Flooring (burns, tears, stains): Minor stains.; Windows & Screens: Window inside is starting to buckle

Bedroom 1 · Photo 5 · 0:54 · Bedroom 1

“Come out on the inside The floor looks good There are some minor stains in the floor”

Bedroom 2 · Photo 1 · 0:03 · Bedroom 2 clip 1

“Here's bedroom two Flooring has a big red stain”

Vendor quote / AAR: Ceiling, Walls, Baseboards, Vents: A few small nail holes; Doors (close properly / condition): Closet door is marked up; Flooring (burns, tears, stains): Big red stain in the carpet

Bedroom 2 · Photo 3 · 0:04 · Bedroom 2 clip 2

“The door has a bunch of marks on it that need to be cleaned”

Signatures & Legal

Pursuant to the Arizona Residential Landlord and Tenant Act (A.R.S. Title 33, Chapter 10, § 33-1321), the tenant acknowledges the condition of the premises as documented in this photographic condition log, recorded room by room with time-stamped photographs and dictated condition notes.



Tenant: Betty Palmer, Robert White · Tue, Oct 6, 2026

Inspector: Steve · Tue, Oct 6, 2026