

Move-In and Move-Out Documentation

This standard explains how inspections are performed, how records are created, and why paired documentation matters when money, liability, or disputes are involved.

Our inspection process is designed to answer one question clearly and defensibly:

What changed during the tenancy?

Why Inspections Fail in Traditional Property Management

Most inspection disputes don't happen because damage is unclear. They happen because documentation is incomplete.

Common failures include:

- Partial photos
- Inconsistent angles
- Missing timestamps
- Subjective notes
- No direct comparison between move-in and move-out

When records don't line up, disputes turn into opinions. Opinions don't hold up.

Our 360° Inspection Standard

We use paired 360° inspections at both move-in and move-out.

This means:

- The same rooms
- The same camera angles
- The same reference points
- Captured in full-view format

Every inspection creates a complete visual record of the property's condition at that point in time.

What “Paired” Inspections Mean

A paired inspection is not just two inspections.

It is a side-by-side comparison system.

Move-in documentation establishes the baseline condition.

Move-out documentation recreates that baseline using the same capture method.

This allows changes to be identified clearly, without interpretation.

You don't have to argue whether damage existed before.

The record shows it.

What We Capture

Each inspection documents:

- Walls, ceilings, and floors
- Fixtures and finishes
- Doors, windows, and trim
- Appliances and mechanical areas
- Exterior-facing components visible from inside

The result is a time-stamped, high-resolution visual archive of the home.

How This Protects the Security Deposit

Security deposit disputes are decided by documentation, not explanations.

Our inspection records:

- Establish condition at lease start
- Show condition at lease end
- Clearly isolate tenant-caused damage
- Support deductions with visual evidence

This significantly reduces disputes and improves defensibility if challenged.

Why Side-by-Side Documentation Matters

Photos without context create debate.

Paired inspections remove it.

Side-by-side records:

- Eliminate “before vs after” confusion
- Reduce back-and-forth with tenants
- Support clean deposit disposition
- Protect owners if disputes escalate

This is why our inspection reports are built to be reviewed, shared, and defended.

Where Inspections Fit Into Our Asset Protection Standards

Inspections are not paperwork.
They are risk control.

Paired 360° inspections support:

- Security deposit protection
- Lease enforcement
- Turnover decisions
- Owner documentation
- Legal defensibility

They work in coordination with:

- Exterior oversight
- HVAC preservation standards
- Clean accounting records

No guesswork. No missing context. No reliance on memory.

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