



Good Steward Property Management

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Move Out Report

6597 Kameha Cr., Yorba Linda, CA 92886



Report completed on Friday 10/31/2025

Prepared by Silvino Briceno

Good Steward Property Management

Powered by Inspection Express

Agent section				
Each item has been given a column description of 'clean', 'undamaged', 'working'. Tick each column that applies to the item and make any necessary comments.				
Exterior - Front	Cln	Udg	Wkg	Agent comments <small>Cln = Clean, Udg = Undamaged, Wkg = Working</small>
Overall				(2 360° photos, page 7)
Fence & Gate	✓	✓	✓	
Front Yard	✓	✓	✓	
Driveway & walkway	✓	✓	✓	
Mailbox	✓	✓	✓	
Garage	✓	✓	✓	
Exterior lights	✓	✓	✓	
Entry	Cln	Udg	Wkg	Agent comments <small>Cln = Clean, Udg = Undamaged, Wkg = Working</small>
Overall				(1 360° photo, page 9)
Front door	✓	✓	✓	
Door locks	✓	✓	✓	
Doorbell	✓	✓	✓	
Walls	✓		✓	
Baseboards	✓		✓	
Ceiling	✓	✓	✓	
Windows	✓	✓	✓	
Light Fixtures	✓	✓	✗	Change bulb
Flooring	✓	✓	✓	
Closet	✓	✓	✓	(1 photo, page 11)
Living Room	Cln	Udg	Wkg	Agent comments <small>Cln = Clean, Udg = Undamaged, Wkg = Working</small>
Overall				(1 360° photo, page 11)
Doors	✓	✓	✓	
Walls	✓	✓	✓	
Baseboards	✓	✓	✓	
Windows	✓	✓	✓	
Screens	✓	✓	✓	
Blinds/curtains	✓	✓	✓	
Ceiling	✓	✓		
Flooring	✓	✓	✓	
Power outlets	✓	✓	✓	
Heating & Cooling	✓	✓	✓	
Cable/internet jack	✓	✓	✓	
Fireplace	✓	✓	✓	
Kitchen	Cln	Udg	Wkg	Agent comments <small>Cln = Clean, Udg = Undamaged, Wkg = Working</small>
Overall				(1 360° photo, page 12)
Ceiling	✓	✓	✓	
Flooring	✓	✓	✓	
Baseboards	✓	✓	✓	
Lights	✓	✓	✓	
Power outlets	✓	✓	✓	
Cabinets	✓	✓	✓	
Countertops	✗	✓	✓	
Oven	✓	✓	✓	(1 photo, page 14)
Stove top	✓	✓	✓	(1 photo, page 14)
Dishwasher	✓	✓	✓	(2 photos, page 14)
Exhaust vent	✓	✓	✓	(1 photo, page 14)
Sink/faucet	✓	✓	✓	(2 photos, page 14)

Garbage Disposal	✓	✓	✓	
Windows	✓	✓	✗	No lock mechanism (1 photo, page 14)
Dining Room	Cln	Udg	Wkg	Agent comments <i>Cln = Clean, Udg = Undamaged, Wkg = Working</i>
Overall				(1 360° photo, page 14)
Doors	✓	✓	✓	
Walls	✓	✓	✓	
Baseboards	✓	✓	✓	
Windows	✓	✓	✓	
Screens	✓	✓	✓	
Blinds/curtains	✓	✓	✓	
Ceiling	✓	✓	✓	
Light fixtures	✓	✓	✓	
Flooring	✓	✓		
Power outlets	✓	✓	✓	
Ceiling fan	✓	✓	✓	
Bedroom Master Downstairs	Cln	Udg	Wkg	Agent comments <i>Cln = Clean, Udg = Undamaged, Wkg = Working</i>
Overall				(1 360° photo, page 16)
Doors	✓	✓	✓	
Walls	✓	✓	✓	
Baseboards	✓	✓	✓	
Windows	✓	✓	✓	
Screens	✓	✗	✓	Has a patch. Needs rescreening (1 photo, page 17)
Blinds/curtains	✓	✓	✓	
Ceiling	✓	✓		
Light fixtures	✓	✓	✓	
Flooring	✓	✓	✓	
Power outlets	✓	✓	✓	
Heating & Cooling	✓	✓	✓	
Bedroom 2 Master Upstairs	Cln	Udg	Wkg	Agent comments <i>Cln = Clean, Udg = Undamaged, Wkg = Working</i>
Overall				(1 360° photo, page 17)
Doors	✓	✓	✓	
Walls	✓	✓	✓	
Baseboards	✓	✓	✓	
Windows	✓	✓	✓	
Screens	✓	✓	✓	
Blinds/curtains	✓	✓	✓	
Ceiling	✓	✓	✓	
Ceiling fan	✓	✓	✗	Ceiling fan not working.
Flooring	✓	✓	✓	
Power outlets	✓	✓	✓	
Heating & Cooling	✓	✓	✓	
Closet	✓	✗	✗	(1 photo, page 19)
Bedroom 3	Cln	Udg	Wkg	Agent comments <i>Cln = Clean, Udg = Undamaged, Wkg = Working</i>
Overall				(1 360° photo, page 19)
Doors	✓	✓	✓	
Walls	✓	✓	✓	
Baseboards	✓	✓	✓	
Windows	✓	✗	✗	Latch
Screens	✓	✓	✓	

Blinds/curtains	✓	✓	✓	
Ceiling	✓	✓	✓	
Ceiling fan	✓	✓	✓	
Flooring	✓	✓	✓	
Power outlets	✓	✓	✓	
Heating & Cooling	✓	✓	✓	
Closet	✓	✓	✓	
Bedroom 4	Cln	Udg	Wkg	Agent comments <i>Cln = Clean, Udg = Undamaged, Wkg = Working</i>
Overall				(1 360° photo, page 20)
Doors	✓	✓	✓	
Walls	✓	✓	✓	
Baseboards	✓	X	X	
Windows	✓	✓	X	
Screens	✓	✓	✓	
Blinds/curtains	✓	✓	✓	
Ceiling	✓	✓	✓	
Flooring	✓	✓	✓	
Power outlets	✓	✓	✓	
Heating & Cooling	✓	✓	✓	
Closet	✓	✓	✓	(1 photo, page 22)
Bathroom 1 In Bed 1	Cln	Udg	Wkg	Agent comments <i>Cln = Clean, Udg = Undamaged, Wkg = Working</i>
Overall				(1 360° photo, page 22)
Doors	✓	✓	✓	
Walls	✓	✓	✓	
Baseboards	✓	✓	✓	
Ceiling	✓	✓	✓	
Light fixtures	✓	✓	✓	
Flooring	✓	✓	✓	
Power outlets	✓	✓	✓	
Cabinets	✓	X	✓	Peeling. Ware and tear (2 photos, page 23)
Towel rack	✓	✓	✓	
Toilet	✓	✓	✓	
Shower	✓	✓	X	Slow drain (1 photo, page 23)
Mirror	✓	✓	✓	
Sink	✓	✓	✓	
Toilet seat	✓	✓	✓	
Toilet paper holder	✓	✓	✓	
Exhaust fan	✓	✓		
Bathroom Downstairs Hall	Cln	Udg	Wkg	Agent comments <i>Cln = Clean, Udg = Undamaged, Wkg = Working</i>
Overall				(1 360° photo, page 24)
Doors	✓	✓	✓	
Walls	✓	✓	✓	
Baseboards	✓	✓	✓	
Ceiling	✓		✓	
Light fixtures	✓	✓	✓	
Flooring	✓	✓	✓	
Power outlets	✓	✓	✓	
Cabinets	✓	✓	✓	(3 photos, page 25)
Towel rack	✓	✓	✓	
Counter top	X	X	✓	Stain (1 photo, page 25)

Mirror	✓	✓	✓	
Sink	✓	✓	✓	
Toilet seat	✓	✓	✓	
Toilet paper holder	✓	✓	✓	
Exhaust fan	✓	✓	✓	
Toilet	✓	✓	✓	
Bathroom Upstairs Hall	Cln	Udg	Wkg	Agent comments <i>Cln = Clean, Udg = Undamaged, Wkg = Working</i>
Overall				(1 360° photo, page 26)
Doors	✓	✓	✓	
Walls	✓	✓	✓	
Baseboards	✓	✓	✓	
Windows	✓	X	✓	Missing latch
Screens	✓	✓	✓	
Ceiling	✓	✓	✓	
Light fixtures	✓	✓	✓	
Flooring	✓	✓	✓	
Power outlets	✓	✓	✓	
Cabinets	✓	✓	✓	(2 photos, page 27)
Towel rack	✓	✓	✓	
Counter top	✓	✓	✓	
Shower	✓	X	✓	Caulking tape. Pipe knocking after shower turns off
Mirror	✓	✓	✓	
Sink	✓	✓	✓	
Toilet seat	✓	✓	✓	
Toilet paper holder	✓	✓	✓	
Toilet	✓	✓	✓	
Bathroom Master Bed Upstairs	Cln	Udg	Wkg	Agent comments <i>Cln = Clean, Udg = Undamaged, Wkg = Working</i>
Overall				(1 360° photo, page 27)
Doors	✓	✓	✓	
Walls	✓	✓	✓	
Baseboards	✓	✓	✓	
Windows	✓	✓	✓	
Screens	✓	✓	✓	
Ceiling	✓	✓	✓	
Light fixtures	✓	✓	✓	
Flooring	✓	✓	✓	
Power outlets	✓	✓	✓	
Sink	✓	✓	✓	
Toilet	✓	✓	✓	
Toilet paper holder	✓	✓	✓	
Toilet seat	✓		✓	
Shower	✓	✓	X	
Cabinets	✓	✓	✓	(2 photos, page 29)
Towel rack	✓	✓	✓	
Laundry	Cln	Udg	Wkg	Agent comments <i>Cln = Clean, Udg = Undamaged, Wkg = Working</i>
Overall				(1 360° photo, page 29)
Doors	✓	✓	✓	
Walls	✓	X	✓	Paint
Ceiling	✓	✓	✓	

Light fixtures	✓	✓	✓	
Flooring	✓	✓	✓	
Shelving	✓	✓	✓	
General - Inside	Cln	Udg	Wkg	Agent comments <i>Cln = Clean, Udg = Undamaged, Wkg = Working</i>
Keys	✓	✓	✓	(1 photo, page 30)
Exterior - Back	Cln	Udg	Wkg	Agent comments <i>Cln = Clean, Udg = Undamaged, Wkg = Working</i>
Overall				(1 360° photo, page 31)
Gates & fences	✓	✓	✓	
Patio	✓	✓	✓	
Garage	Cln	Udg	Wkg	Agent comments <i>Cln = Clean, Udg = Undamaged, Wkg = Working</i>
Overall				(1 360° photo, page 32)
Downstairs Hall	Cln	Udg	Wkg	Agent comments <i>Cln = Clean, Udg = Undamaged, Wkg = Working</i>
Overall				(1 360° photo, page 33)
Closet				(2 photos, page 35)
Upstairs Hall	Cln	Udg	Wkg	Agent comments <i>Cln = Clean, Udg = Undamaged, Wkg = Working</i>
Overall				(1 360° photo, page 35)
Closet	✓	✓	✓	(3 photos, page 36)
Light	✓	✓	✓	
Stairs	Cln	Udg	Wkg	Agent comments <i>Cln = Clean, Udg = Undamaged, Wkg = Working</i>
Overall				(1 360° photo, page 37)

Agent Photos (49 photos)

Exterior - Front: (360° photo 1 of 2)



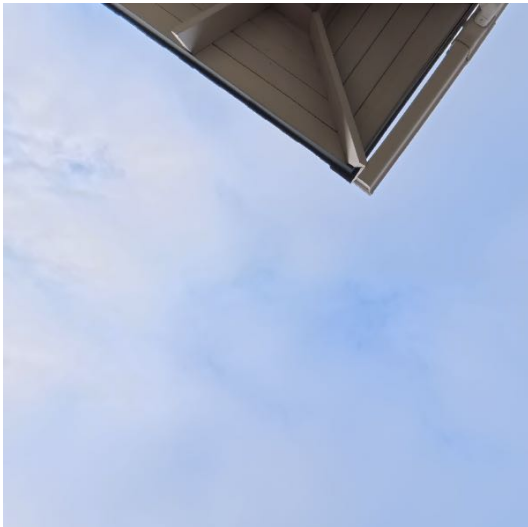
Click/Scan to View



Section 1 of Exterior - Front



Section 3 of Exterior - Front



Section 2 of Exterior - Front



Section 4 of Exterior - Front



Section 5 of Exterior - Front



Section 6 of Exterior - Front



Exterior - Front: (360° photo 2 of 2)



Click/Scan to View



Section 1 of Exterior - Front



Section 2 of Exterior - Front



Section 3 of Exterior - Front



Section 4 of Exterior - Front



Section 5 of Exterior - Front



Section 6 of Exterior - Front



Entry: (360° photo 1 of 1)



Click/Scan to View



Section 1 of Entry



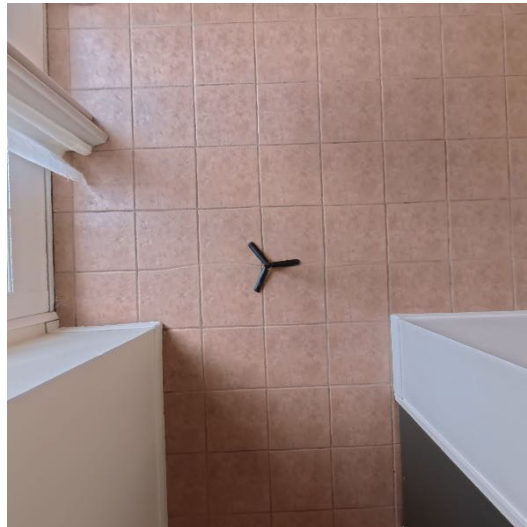
Section 2 of Entry



Section 3 of Entry



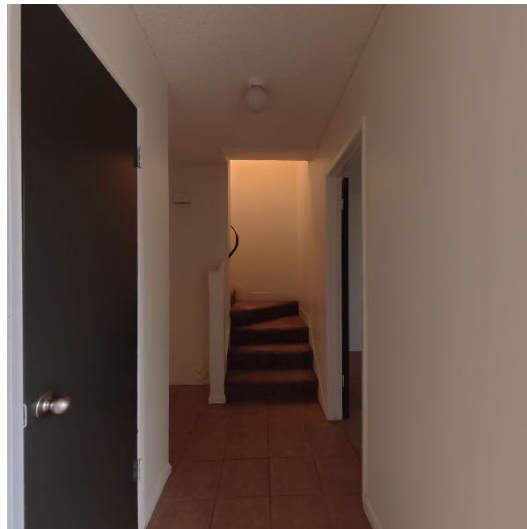
Section 4 of Entry



Section 5 of Entry



Section 6 of Entry



Entry: Closet ([photo 1 of 1](#))



Living Room: ([360° photo 1 of 1](#))



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Section 1 of Living Room



Section 2 of Living Room



Section 3 of Living Room



Section 4 of Living Room



Section 5 of Living Room



Section 6 of Living Room



Kitchen: (360° photo 1 of 1)



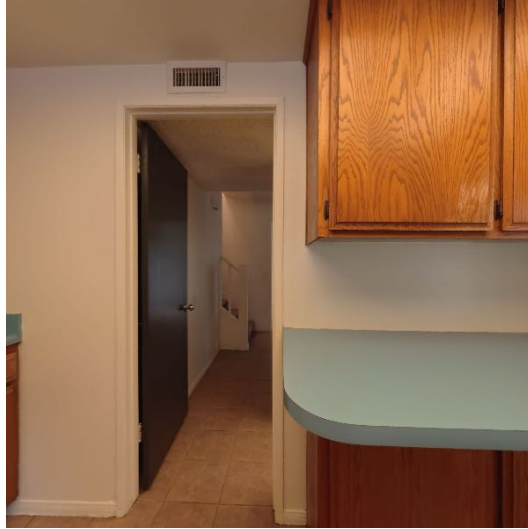
Click/Scan to View



Section 1 of Kitchen



Section 2 of Kitchen



Section 3 of Kitchen



Section 4 of Kitchen



Section 5 of Kitchen



Section 6 of Kitchen



Kitchen: Oven (photo 1 of 1)



Kitchen: Stove top (photo 1 of 1)



Kitchen: Dishwasher (photo 1 of 2)



Kitchen: Dishwasher (photo 2 of 2)



Kitchen: Exhaust vent (photo 1 of 1)



Kitchen: Sink/faucet (photo 1 of 2)



Kitchen: Sink/faucet (photo 2 of 2)



Kitchen: Windows (photo 1 of 1)



Dining Room: (360° photo 1 of 1)



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Section 1 of Dining Room



Section 2 of Dining Room



Section 3 of Dining Room



Section 4 of Dining Room



Section 5 of Dining Room



Section 6 of Dining Room



Bedroom Master Downstairs: (360° photo 1 of 1)



Click/Scan to View



Section 1 of Bedroom Master Downstairs



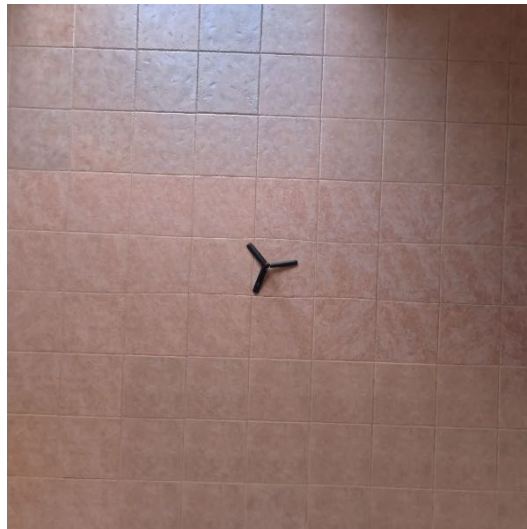
Section 2 of Bedroom Master Downstairs



Section 3 of Bedroom Master Downstairs



Section 4 of Bedroom Master Downstairs



Section 5 of Bedroom Master Downstairs



Section 6 of Bedroom Master Downstairs



Bedroom Master Downstairs: Screens (photo 1 of 1)



Bedroom 2 Master Upstairs: (360° photo 1 of 1)



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Section 1 of Bedroom 2 Master Upstairs



Section 2 of Bedroom 2 Master Upstairs



Section 3 of Bedroom 2 Master Upstairs



Section 4 of Bedroom 2 Master Upstairs



Section 5 of Bedroom 2 Master Upstairs



Section 6 of Bedroom 2 Master Upstairs



Bedroom 2 Master Upstairs: Closet ([photo 1 of 1](#))



Bedroom 3: (360° photo 1 of 1)



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Section 1 of Bedroom 3



Section 2 of Bedroom 3



Section 3 of Bedroom 3



Section 4 of Bedroom 3



Section 5 of Bedroom 3



Section 6 of Bedroom 3



Bedroom 4: (360° photo 1 of 1)



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Section 1 of Bedroom 4



Section 2 of Bedroom 4



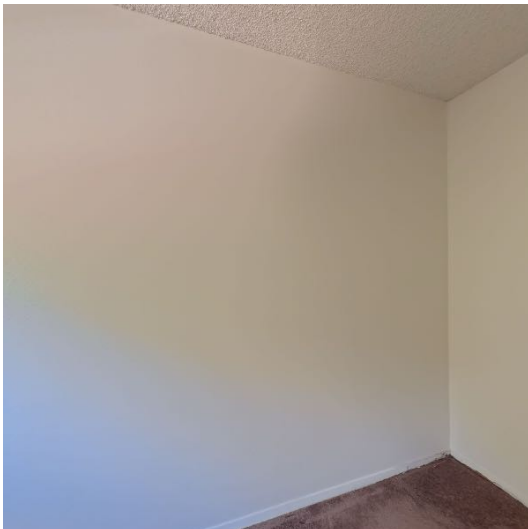
Section 3 of Bedroom 4



Section 4 of Bedroom 4



Section 5 of Bedroom 4



Section 6 of Bedroom 4



Bedroom 4: Closet (photo 1 of 1)



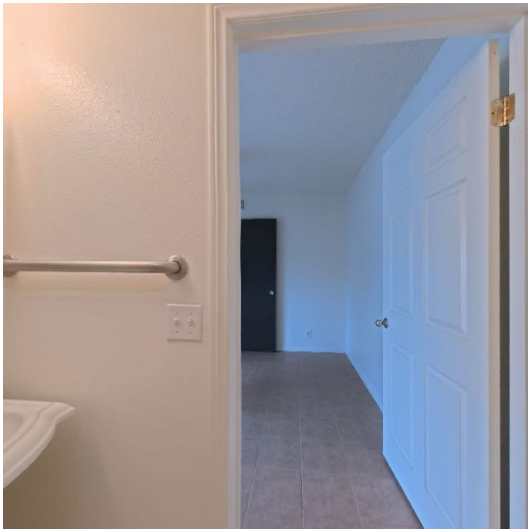
Bathroom 1 In Bed 1: (360° photo 1 of 1)



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Section 1 of Bathroom 1 In Bed 1



Section 2 of Bathroom 1 In Bed 1



Section 3 of Bathroom 1 In Bed 1



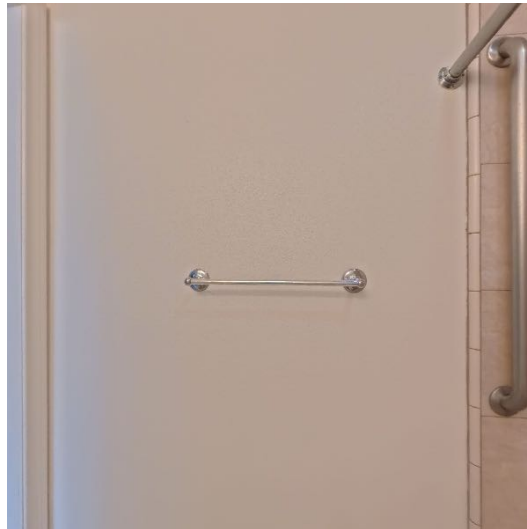
Section 4 of Bathroom 1 In Bed 1



Section 5 of Bathroom 1 In Bed 1



Section 6 of Bathroom 1 In Bed 1



Bathroom 1 In Bed 1: Cabinets ([photo 1 of 2](#))



Bathroom 1 In Bed 1: Cabinets ([photo 2 of 2](#))



Bathroom 1 In Bed 1: Shower ([photo 1 of 1](#))



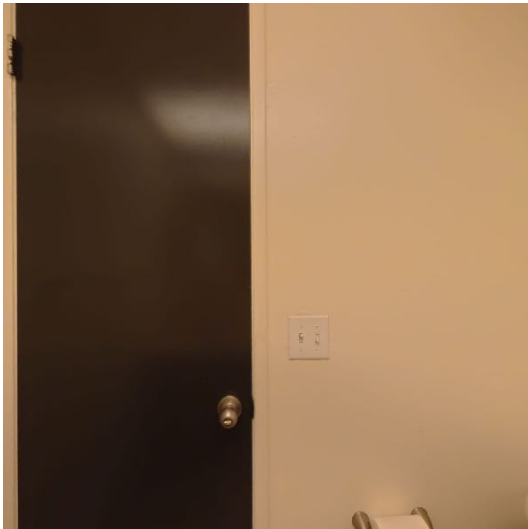
Bathroom Downstairs Hall: (360° photo 1 of 1)



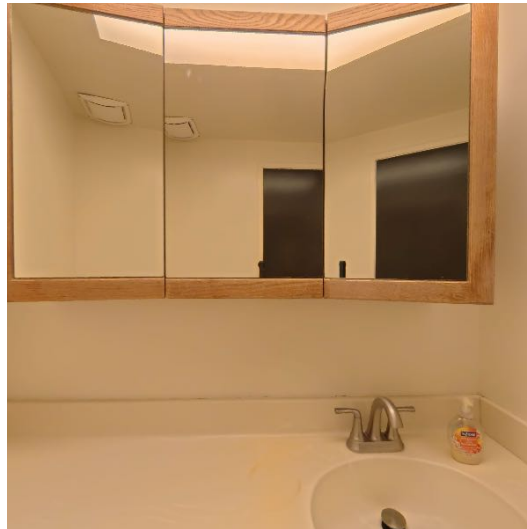
Click/Scan to View



Section 1 of Bathroom Downstairs Hall



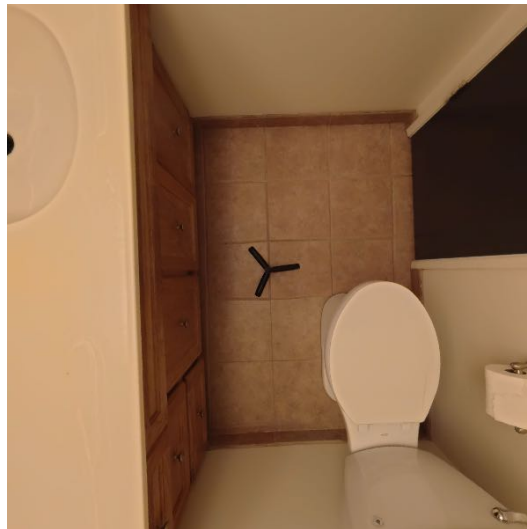
Section 2 of Bathroom Downstairs Hall



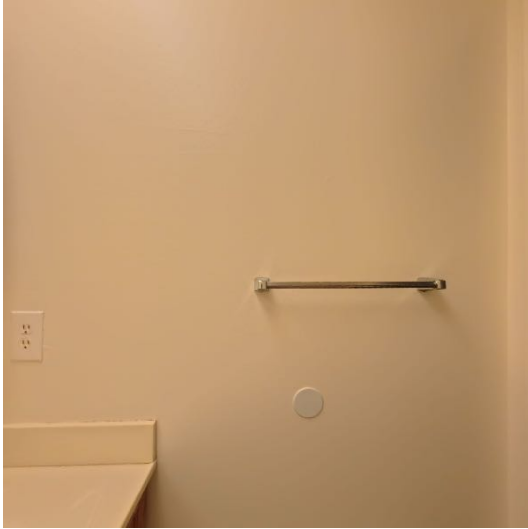
Section 3 of Bathroom Downstairs Hall



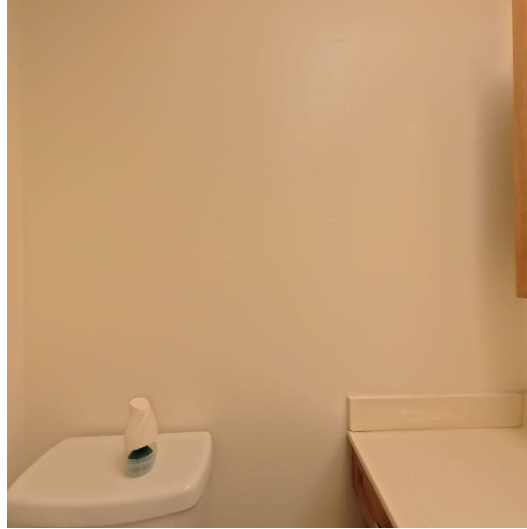
Section 4 of Bathroom Downstairs Hall



Section 5 of Bathroom Downstairs Hall



Section 6 of Bathroom Downstairs Hall



Bathroom Downstairs Hall: Cabinets (photo 1 of 3)



Bathroom Downstairs Hall: Cabinets (photo 2 of 3)



Bathroom Downstairs Hall: Cabinets (photo 3 of 3)



Bathroom Downstairs Hall: Counter top (photo 1 of 1)



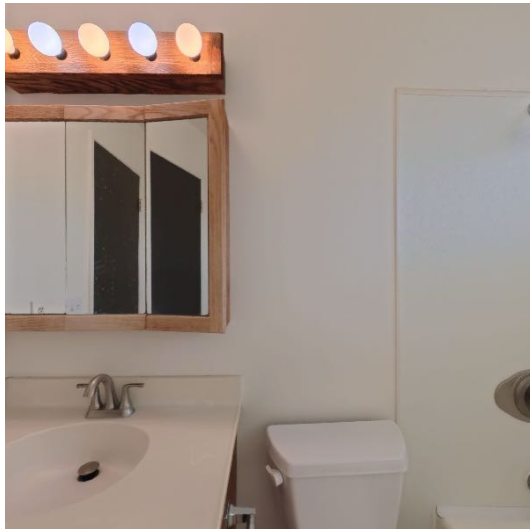
Bathroom Upstairs Hall: (360° photo 1 of 1)



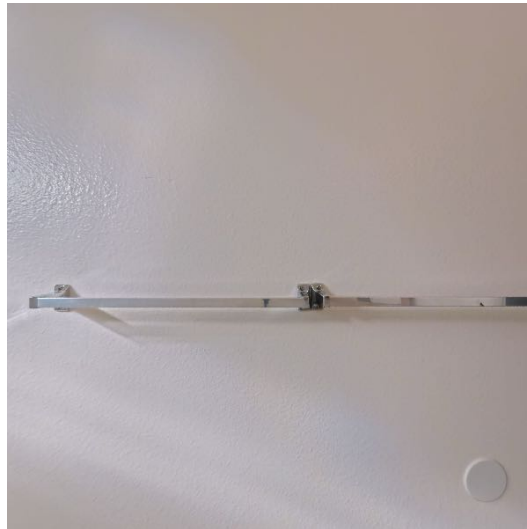
Click/Scan to View



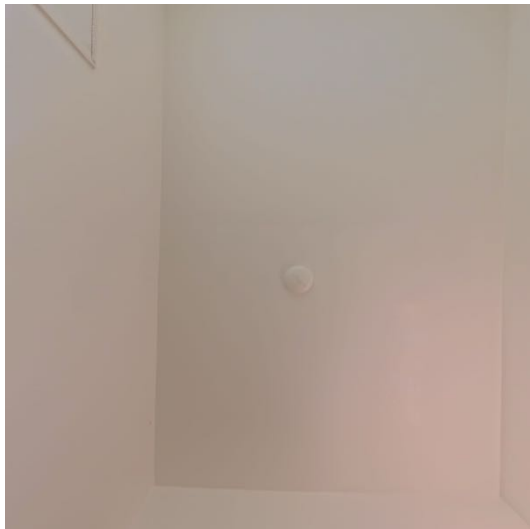
Section 1 of Bathroom Upstairs Hall



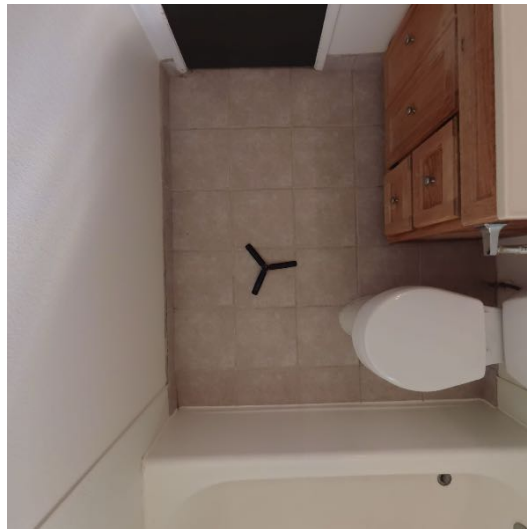
Section 2 of Bathroom Upstairs Hall



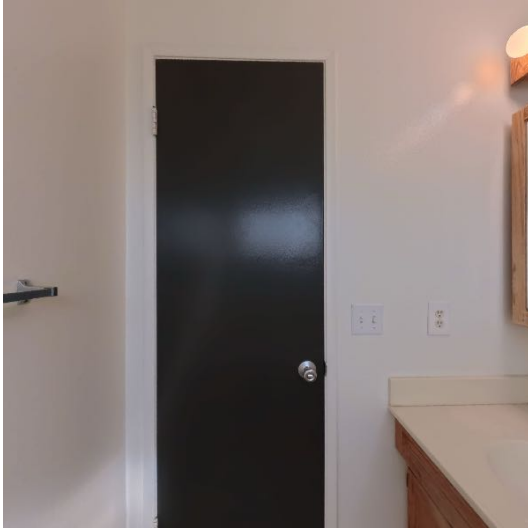
Section 3 of Bathroom Upstairs Hall



Section 4 of Bathroom Upstairs Hall



Section 5 of Bathroom Upstairs Hall



Section 6 of Bathroom Upstairs Hall



Bathroom Upstairs Hall: Cabinets (photo 1 of 2)



Bathroom Upstairs Hall: Cabinets (photo 2 of 2)



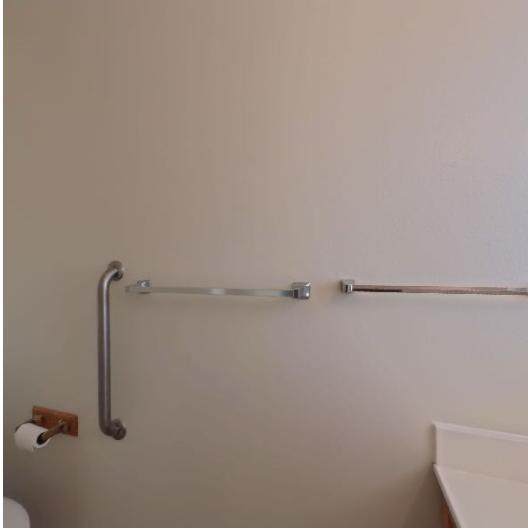
Bathroom Master Bed Upstairs: (360° photo 1 of 1)



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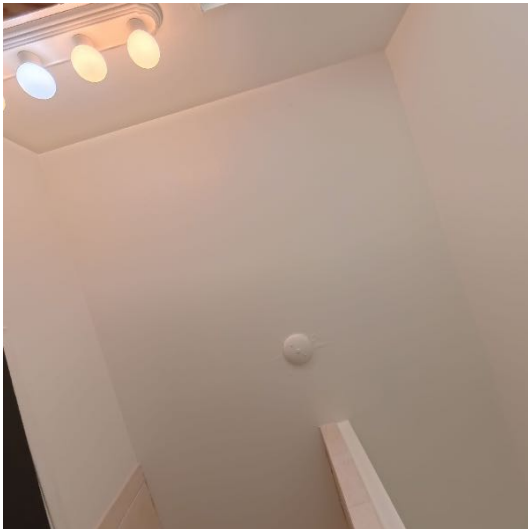
Section 1 of Bathroom Master Bed Upstairs



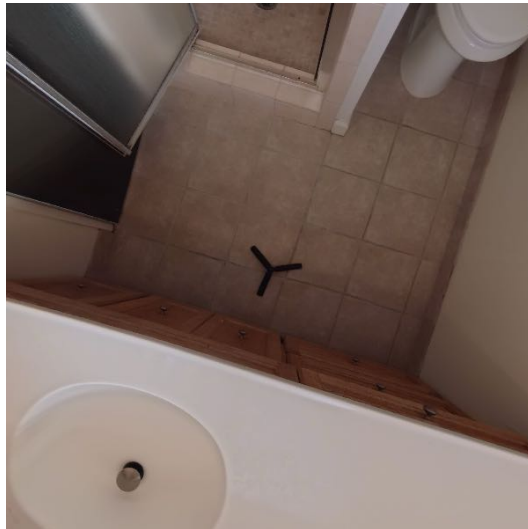
Section 2 of Bathroom Master Bed Upstairs



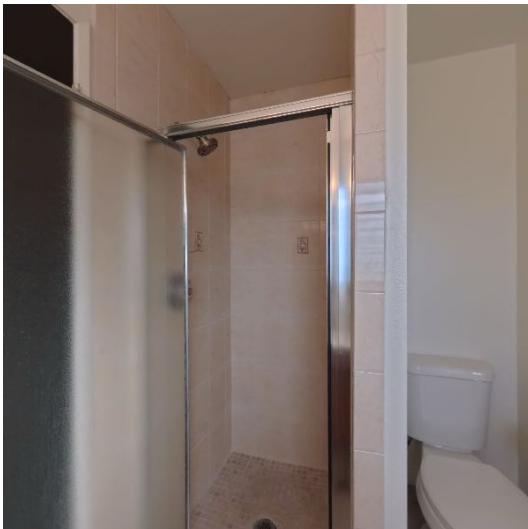
Section 3 of Bathroom Master Bed Upstairs



Section 4 of Bathroom Master Bed Upstairs



Section 5 of Bathroom Master Bed Upstairs



Section 6 of Bathroom Master Bed Upstairs



Bathroom Master Bed Upstairs: Cabinets
(photo 1 of 2)



Bathroom Master Bed Upstairs: Cabinets
(photo 2 of 2)



Laundry: (360° photo 1 of 1)



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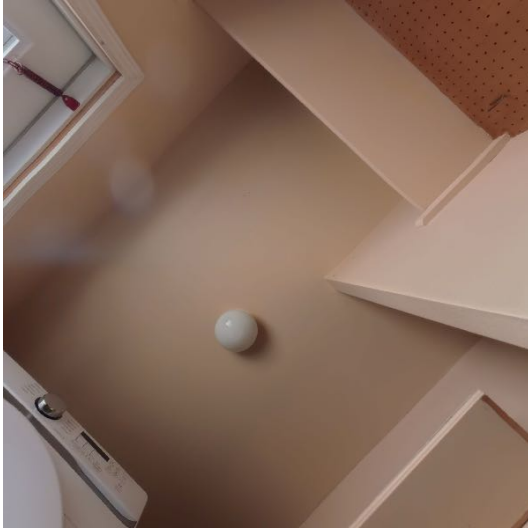
Section 1 of Laundry



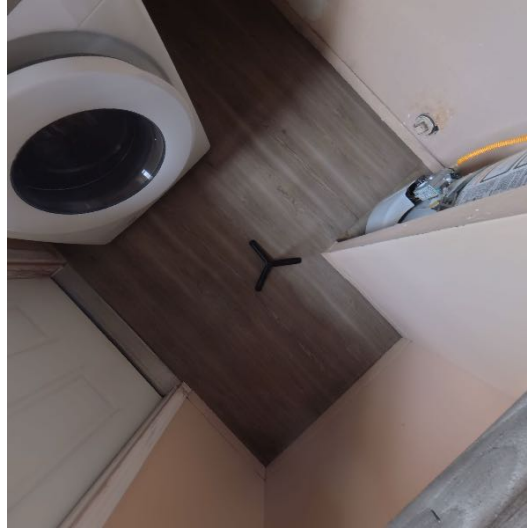
Section 2 of Laundry



Section 3 of Laundry



Section 4 of Laundry



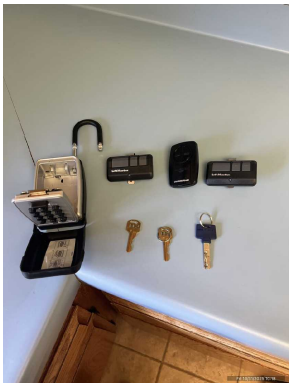
Section 5 of Laundry



Section 6 of Laundry



General - Inside: Keys ([photo 1 of 1](#))



Exterior - Back: (360° photo 1 of 1)



Click/Scan to View



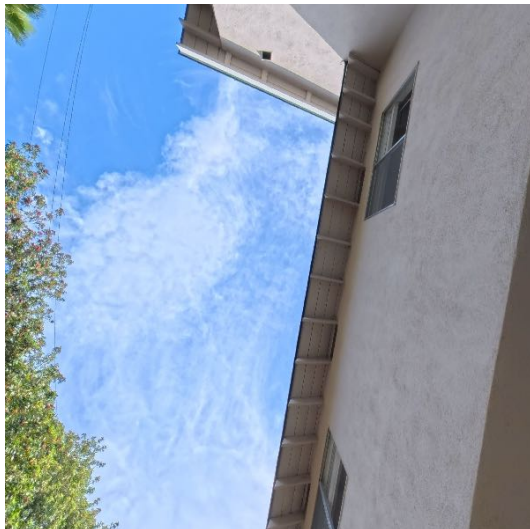
Section 1 of Exterior - Back



Section 2 of Exterior - Back



Section 3 of Exterior - Back



Section 4 of Exterior - Back



Section 5 of Exterior - Back



Section 6 of Exterior - Back



Garage: (360° photo 1 of 1)



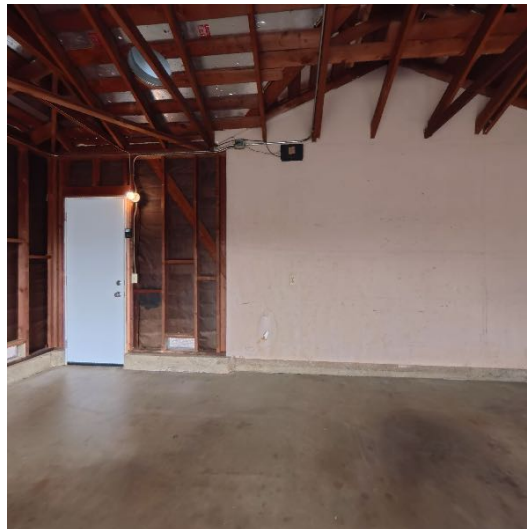
Click/Scan to View



Section 1 of Garage



Section 2 of Garage



Section 3 of Garage



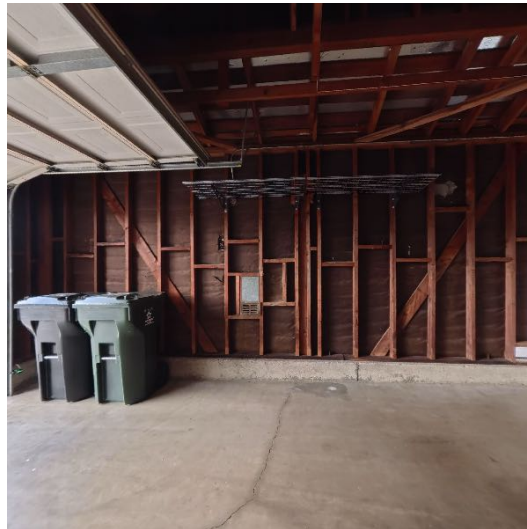
Section 4 of Garage



Section 5 of Garage



Section 6 of Garage



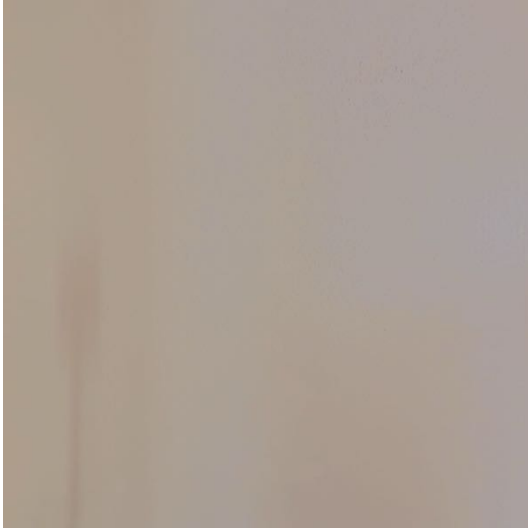
Downstairs Hall: (360° photo 1 of 1)



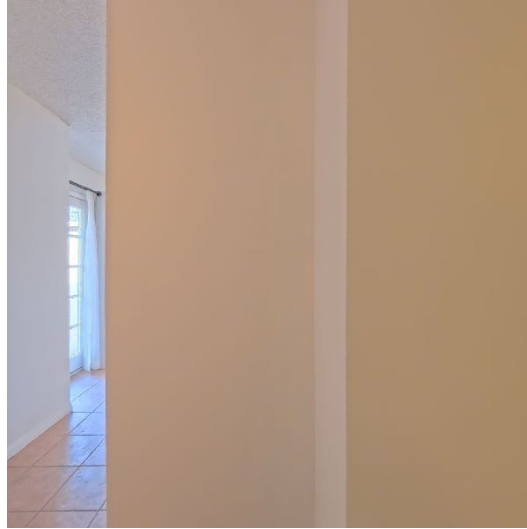
Click/Scan to View



Section 1 of Downstairs Hall



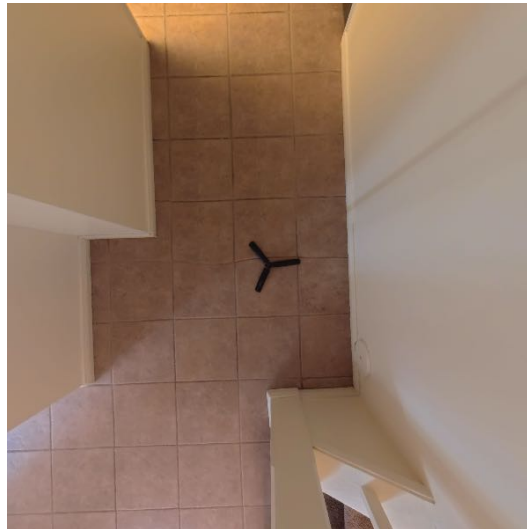
Section 2 of Downstairs Hall



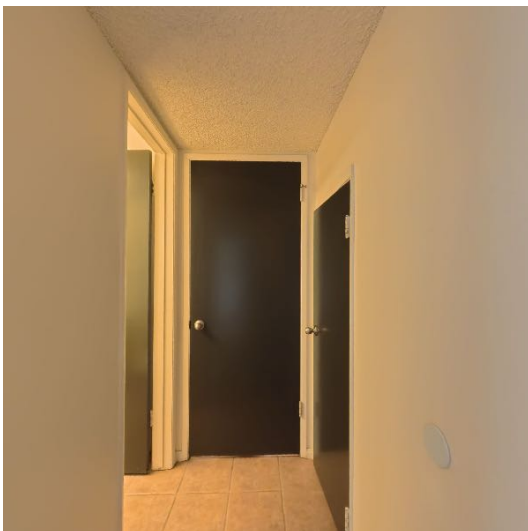
Section 3 of Downstairs Hall



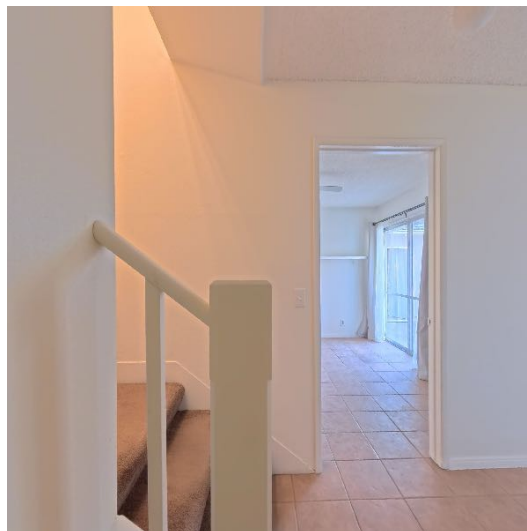
Section 4 of Downstairs Hall



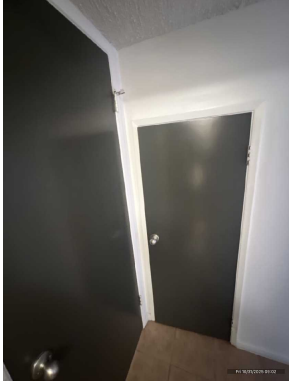
Section 5 of Downstairs Hall



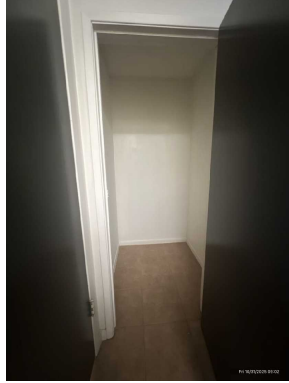
Section 6 of Downstairs Hall



Downstairs Hall: Closet ([photo 1 of 2](#))



Downstairs Hall: Closet ([photo 2 of 2](#))



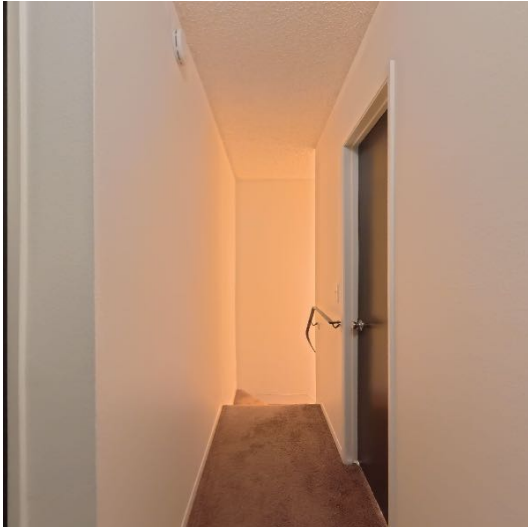
Upstairs Hall: ([360° photo 1 of 1](#))



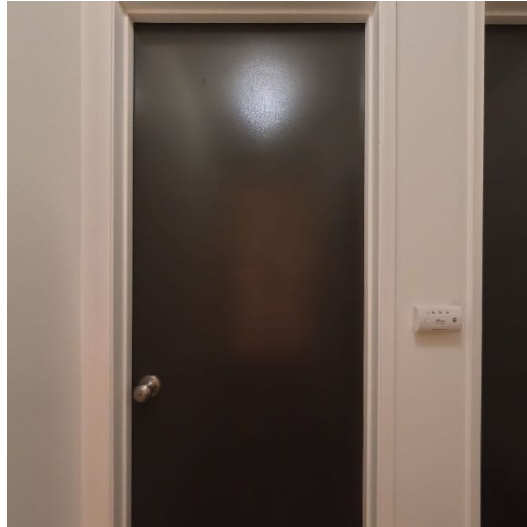
Click/Scan to View



Section 1 of Upstairs Hall



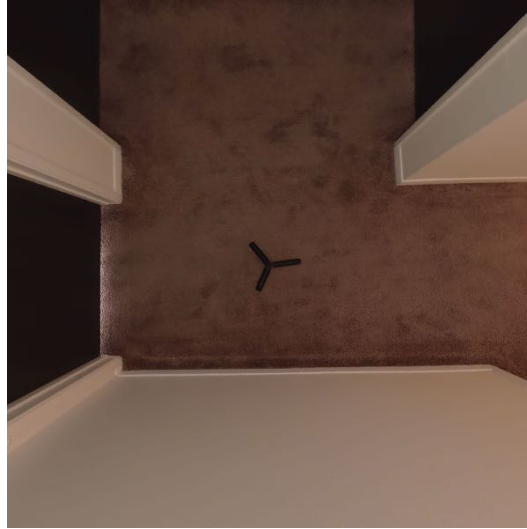
Section 2 of Upstairs Hall



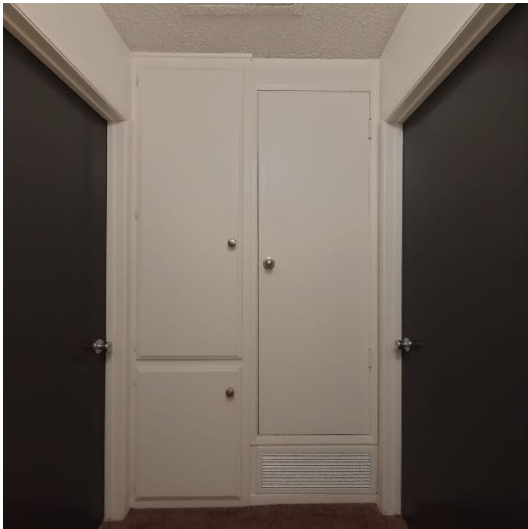
Section 3 of Upstairs Hall



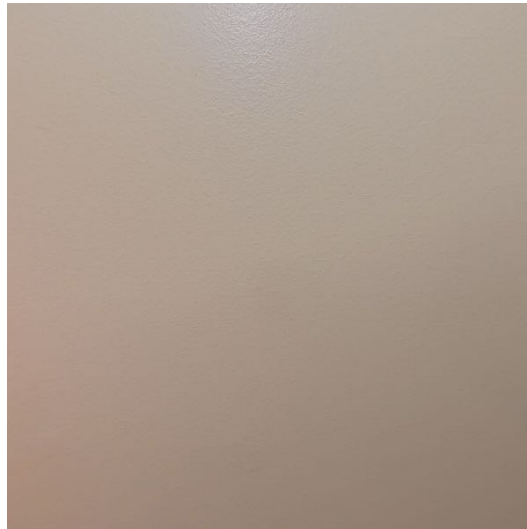
Section 4 of Upstairs Hall



Section 5 of Upstairs Hall



Section 6 of Upstairs Hall



Upstairs Hall: Closet (photo 1 of 3)



Upstairs Hall: Closet (photo 2 of 3)



Upstairs Hall: Closet (photo 3 of 3)



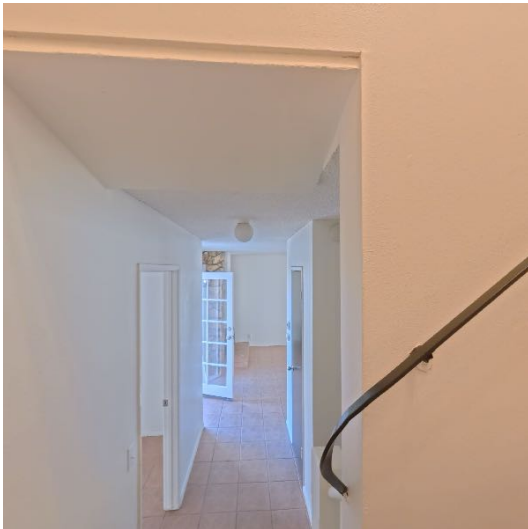
Stairs: (360° photo 1 of 1)



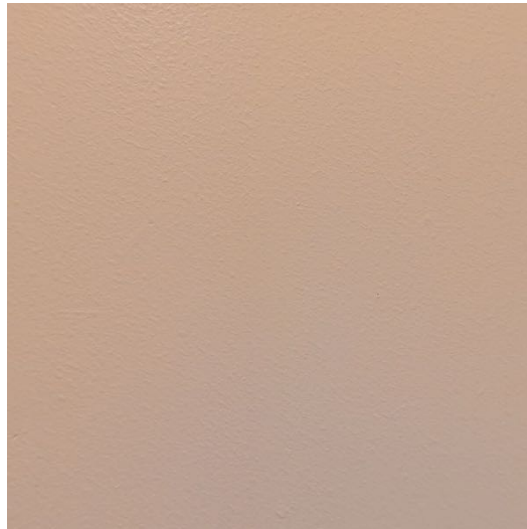
Click/Scan to View



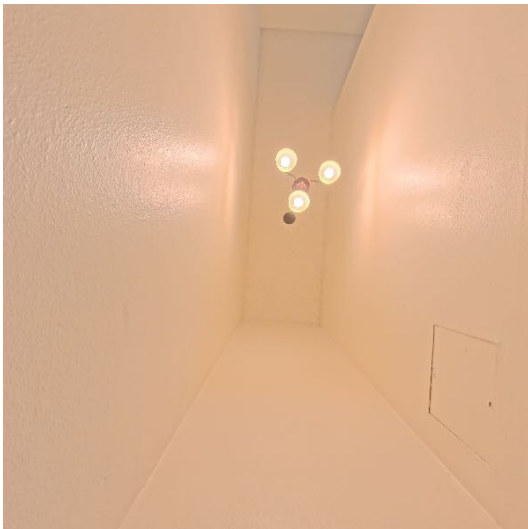
Section 1 of Stairs



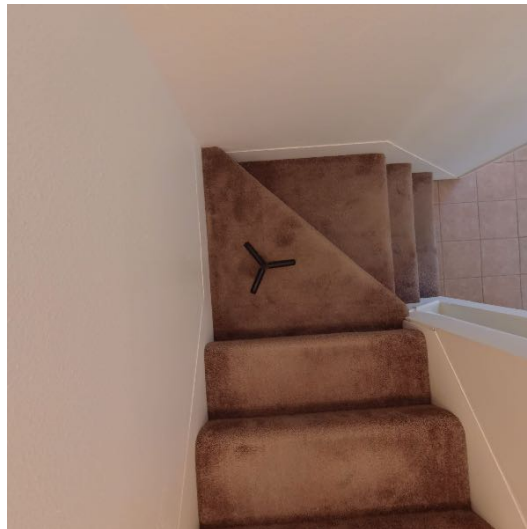
Section 2 of Stairs



Section 3 of Stairs



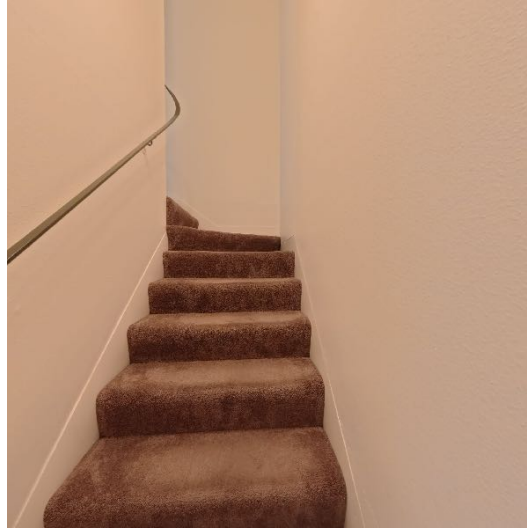
Section 4 of Stairs



Section 5 of Stairs



Section 6 of Stairs



Move Out Report Additional Comments**Agent Signature at the END of the Tenancy**

Print Name:

Silvino Briceno

Signature:



Date:

Friday 10/31/2025

DISCLAIMER:

This report is based on a limited visual inspection of the property conducted by us in our capacity as your property manager. The purpose of this report is to provide a general overview of the property's apparent condition and the manner in which the tenant is maintaining it at the time of this inspection.

Please note that this report is not a professional assessment of the property's structural integrity, safety, or compliance with local, state, or federal laws, codes, or regulations. We are not qualified to evaluate and this inspection does not include assessment of:

- *Structural elements (including but not limited to staircases, decking, and balconies);*
- *Plumbing, electrical, or gas systems;*
- *Glass, windows, doors, balustrades, or smoke detectors;*
- *Asbestos, mold, or other environmental hazards;*
- *Swimming pools, safety barriers, or related equipment.*

This report also does not involve moving furniture, lifting floor coverings, or inspecting areas that are concealed, inaccessible, or contain tenants' belongings. Hidden defects or safety issues may not be identified.

We strongly recommend that landlords arrange regular inspections by qualified, licensed, and insured contractors or specialists in relevant areas as needed. Landlords should also maintain adequate insurance coverage, including landlord insurance.

This report does not relieve the landlord of their legal obligations to provide safe and habitable housing under applicable landlord-tenant laws.