

Level Up Move-In Inspection Report

8750 Villa La Jolla Drive - La Jolla, CA, 92037

Inspected on June 9, 2025 4:53 PM

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Report Created on June 9, 2025 6:29 PM

Entry

Inspection June 9, 2025

Items	Values	Notes	Values	Notes
Walls	Good			
Doors	Good			

Dining Room

Inspection June 9, 2025

Items	Values	Notes	Values	Notes
Walls	Good			
Ceiling	Good			
Doors	Good	New slider screen		
Flooring	Good			
Lights	Good			

Kitchen

Inspection June 9, 2025

Items	Values	Notes	Values	Notes
Walls	Good			
Ceiling	Good			
Windows	Good			
Flooring	Good			
Lights	Good			

Items	Values	Notes	Values	Notes
Stove/Oven	Good			
Refrigerator	Good, Marked	Ice maker may be non-operational. If so, landlord will repair.		
Cabinets	Good			
Sink	Good			
Dishwasher	Good			

Bedroom

Inspection June 9, 2025

Items	Values	Notes	Values	Notes
Walls	Good			
Ceiling	Good			
Doors	Good	New slider screen		
Flooring	Good			
Closet	Good			

Bathroom

Inspection June 9, 2025

Items	Values	Notes	Values	Notes
Walls	Good			
Ceiling	Good			
Doors	Good			
Flooring	Good			
Lights	Good			
Bath/Shower	Good			
Toilet	Good			
Exhaust Fan	Good			
Mirror Frame	Marked			

Bedroom 2

Inspection June 9, 2025

Items	Values	Notes
Walls	Good	
Ceiling	Good	
Doors	Good	
Windows	Good	
Flooring	Good	
Closet	Good	

Values	Notes

Bathroom 2

Inspection June 9, 2025

Items	Values	Notes
Walls	Good	
Ceiling	Good	
Doors	Good	
Windows	Fair	Window doesn't always stay up
Flooring	Good	
Lights	Good	
Bath/Shower	Good	Some discoloration around drain

Values	Notes

Living Room

Inspection June 9, 2025

Items	Values	Notes
Walls	Good	
Ceiling	Good	
Doors	Good	
Flooring	Good	
Fireplace	Good	Minor paint damage on mantle

Values	Notes

Items	Values	Notes	Values	Notes
Coat Closet	Good			

Hallway

Inspection June 9, 2025

Items	Values	Notes	Values	Notes
Flooring	Good			
Walls	Good			
Linen Closet	Good			
Ceiling	Good			
Lights	Good			
Stairs	Good			

Garage/Carport

Inspection June 9, 2025

Items	Values	Notes	Values	Notes
Structure	Good			
Lights	Good			
Ceiling	Good			
Walls	Good			
Flooring	Fair			
Front Patio	Fair	Plants left behind by previous tenant. Crack and discoloration in concrete slab.		
Doors	Good			
Shelving	Fair	Building materials are stored there.		

Deck

Inspection June 9, 2025

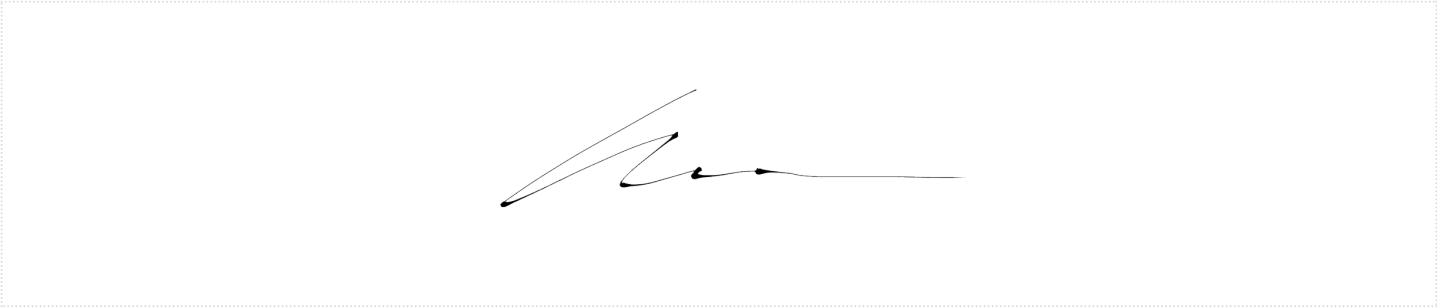
Items	Values	Notes	Values	Notes
Flooring	Fair	Wear and tear		
Walls	Damaged	Wood rot along base. Hooks in beams. Plants left behind by previous tenant.		
Light	Good			

Summary

Inspection June 9, 2025

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Signature



Andrew Johnson

June 10, 2025 2:06 PM

Move-In Photos

Entry



Walls
06/09/2025 5:44 PM



Doors (1/2)
06/09/2025 5:44 PM



Doors (2/2)
06/09/2025 5:44 PM

Dining Room



Walls (1/2)
06/09/2025 5:40 PM



Walls (2/2)
06/09/2025 5:40 PM



Ceiling (1/2)
06/09/2025 5:40 PM



Ceiling (2/2)
06/09/2025 5:40 PM



Doors (1/3)
06/09/2025 5:41 PM



Doors (2/3)
06/09/2025 5:42 PM



Doors (3/3)
06/09/2025 5:42 PM



Flooring (1/2)
06/09/2025 5:42 PM



Flooring (2/2)
06/09/2025 5:43 PM



Lights
06/09/2025 5:43 PM

Kitchen



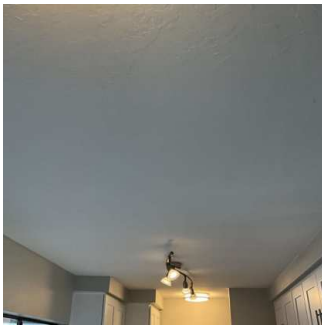
Walls (1/3)
06/09/2025 5:51 PM



Walls (2/3)
06/09/2025 5:51 PM



Walls (3/3)
06/09/2025 5:51 PM



Ceiling (1/2)
06/09/2025 5:51 PM

Kitchen



Ceiling (2/2)
06/09/2025 5:51 PM



Windows
06/09/2025 5:52 PM



Flooring (1/2)
06/09/2025 5:52 PM



Flooring (2/2)
06/09/2025 5:52 PM



Lights
06/09/2025 5:52 PM



Stove/Oven (1/4)
06/09/2025 5:52 PM



Stove/Oven (2/4)
06/09/2025 5:52 PM



Stove/Oven (3/4)
06/09/2025 5:55 PM



Stove/Oven (4/4)
06/09/2025 5:55 PM



Refrigerator (1/7)
06/09/2025 5:53 PM



Refrigerator (2/7)
06/09/2025 5:53 PM



Refrigerator (3/7)
06/09/2025 5:53 PM



Refrigerator (4/7)
06/09/2025 5:54 PM



Refrigerator (5/7)
06/09/2025 5:54 PM

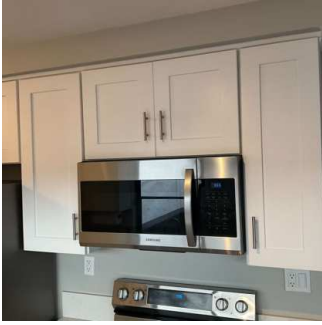


Refrigerator (6/7)
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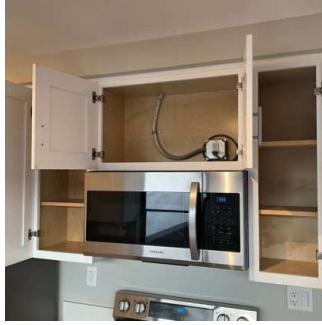


Refrigerator (7/7)
06/09/2025 5:54 PM

Kitchen



Cabinets (1/16)
06/09/2025 5:55 PM



Cabinets (2/16)
06/09/2025 5:56 PM



Cabinets (3/16)
06/09/2025 5:56 PM



Cabinets (4/16)
06/09/2025 5:56 PM



Cabinets (5/16)
06/09/2025 5:56 PM



Cabinets (6/16)
06/09/2025 5:57 PM



Cabinets (7/16)
06/09/2025 5:57 PM



Cabinets (8/16)
06/09/2025 5:57 PM



Cabinets (9/16)
06/09/2025 5:57 PM



Cabinets (10/16)
06/09/2025 5:57 PM



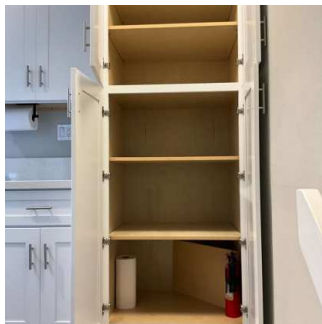
Cabinets (11/16)
06/09/2025 5:57 PM



Cabinets (12/16)
06/09/2025 5:58 PM



Cabinets (13/16)
06/09/2025 5:58 PM



Cabinets (14/16)
06/09/2025 5:58 PM



Cabinets (15/16)
06/09/2025 5:58 PM



Cabinets (16/16)
06/09/2025 5:59 PM

Kitchen



Sink
06/09/2025 5:59 PM

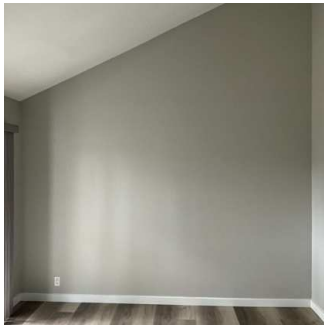


Dishwasher (1/2)
06/09/2025 5:59 PM



Dishwasher (2/2)
06/09/2025 6:00 PM

Bedroom



Walls (1/5)
06/09/2025 5:05 PM



Walls (2/5)
06/09/2025 5:05 PM



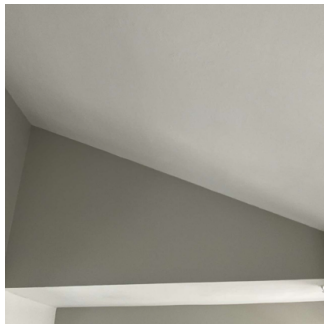
Walls (3/5)
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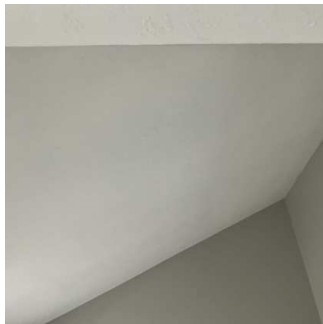
Walls (4/5)
06/09/2025 5:06 PM



Walls (5/5)
06/09/2025 5:06 PM



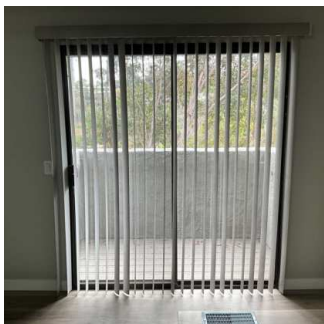
Ceiling (1/2)
06/09/2025 5:06 PM



Ceiling (2/2)
06/09/2025 5:06 PM



Doors (1/8)
06/09/2025 5:06 PM



Doors (2/8)
06/09/2025 5:07 PM



Doors (3/8)
06/09/2025 5:08 PM

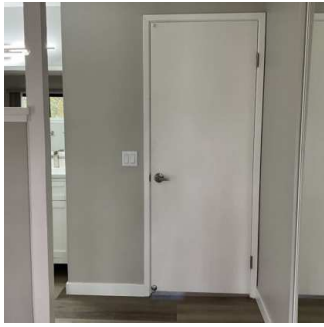


Doors (4/8)
06/09/2025 5:09 PM



Doors (5/8)
06/09/2025 5:09 PM

Bedroom



Doors (6/8)
06/09/2025 5:09 PM



Doors (7/8)
06/09/2025 5:09 PM



Doors (8/8)
06/09/2025 5:10 PM



Flooring (1/4)
06/09/2025 5:10 PM



Flooring (2/4)
06/09/2025 5:10 PM



Flooring (3/4)
06/09/2025 5:10 PM



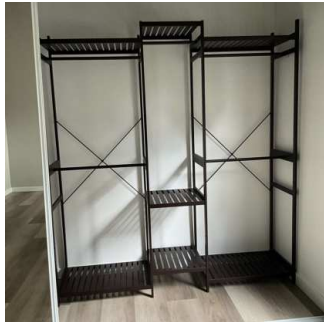
Flooring (4/4)
06/09/2025 5:17 PM



Closet (1/3)
06/09/2025 5:22 PM



Closet (2/3)
06/09/2025 5:23 PM



Closet (3/3)
06/09/2025 5:23 PM

Bathroom



Walls (1/9)
06/09/2025 5:10 PM



Walls (2/9)
06/09/2025 5:10 PM



Walls (3/9)
06/09/2025 5:11 PM



Walls (4/9)
06/09/2025 5:11 PM

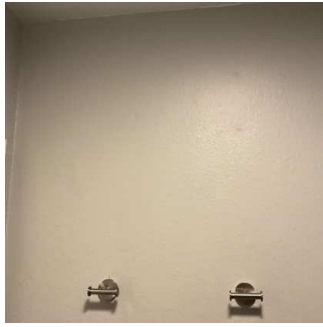
Bathroom



Walls (5/9)
06/09/2025 5:11 PM



Walls (6/9)
06/09/2025 5:11 PM



Walls (7/9)
06/09/2025 5:11 PM



Walls (8/9)
06/09/2025 5:11 PM



Walls (9/9)
06/09/2025 5:11 PM



Ceiling (1/3)
06/09/2025 5:12 PM



Ceiling (2/3)
06/09/2025 5:12 PM



Ceiling (3/3)
06/09/2025 5:12 PM



Doors (1/3)
06/09/2025 5:12 PM



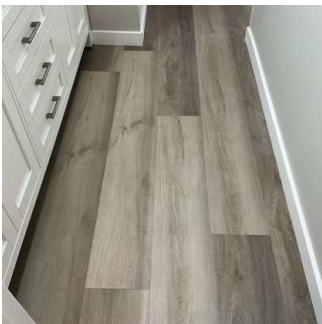
Doors (2/3)
06/09/2025 5:13 PM



Doors (3/3)
06/09/2025 5:13 PM



Flooring (1/2)
06/09/2025 5:13 PM



Flooring (2/2)
06/09/2025 5:14 PM



Lights (1/2)
06/09/2025 5:14 PM



Lights (2/2)
06/09/2025 5:14 PM



Bath/Shower (1/3)
06/09/2025 5:15 PM

Bathroom



Bath/Shower (2/3)
06/09/2025 5:15 PM



Bath/Shower (3/3)
06/09/2025 5:15 PM



Toilet (1/2)
06/09/2025 5:15 PM



Toilet (2/2)
06/09/2025 5:15 PM



Exhaust Fan
06/09/2025 5:15 PM

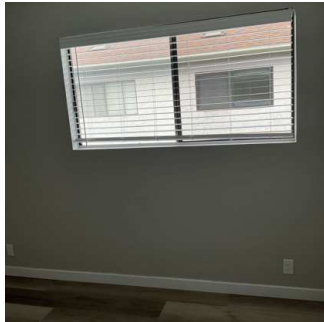


Mirror Frame
06/09/2025 5:17 PM

Bedroom 2



Walls (1/4)
06/09/2025 5:17 PM



Walls (2/4)
06/09/2025 5:18 PM



Walls (3/4)
06/09/2025 5:18 PM



Walls (4/4)
06/09/2025 5:18 PM



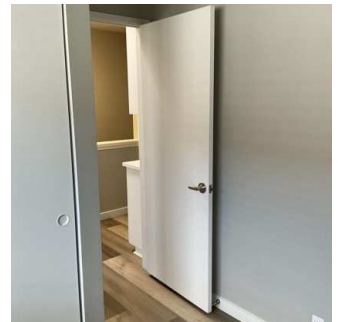
Ceiling (1/3)
06/09/2025 5:18 PM



Ceiling (2/3)
06/09/2025 5:18 PM



Ceiling (3/3)
06/09/2025 5:18 PM



Doors (1/2)
06/09/2025 5:18 PM

Bedroom 2



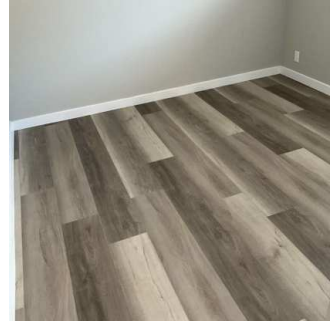
Doors (2/2)
06/09/2025 5:19 PM



Windows (1/2)
06/09/2025 5:20 PM



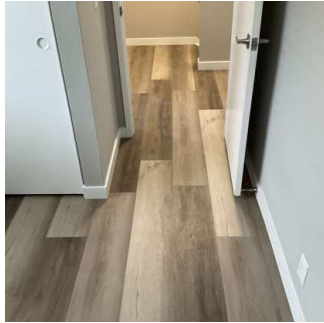
Windows (2/2)
06/09/2025 5:20 PM



Flooring (1/3)
06/09/2025 5:21 PM



Flooring (2/3)
06/09/2025 5:21 PM



Flooring (3/3)
06/09/2025 5:21 PM



Closet (1/3)
06/09/2025 5:21 PM



Closet (2/3)
06/09/2025 5:21 PM

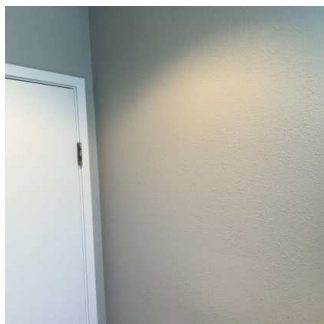


Closet (3/3)
06/09/2025 5:22 PM

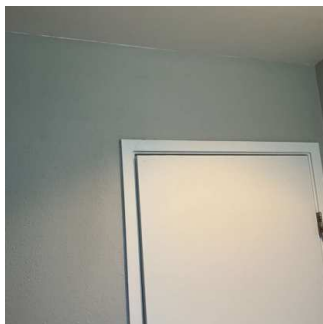
Bathroom 2



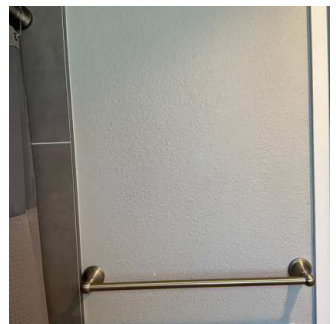
Walls (1/6)
06/09/2025 5:23 PM



Walls (2/6)
06/09/2025 5:24 PM

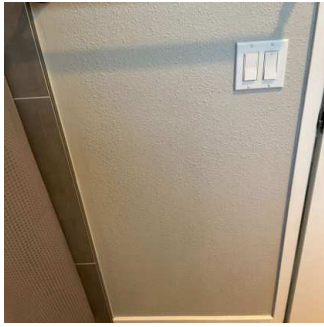


Walls (3/6)
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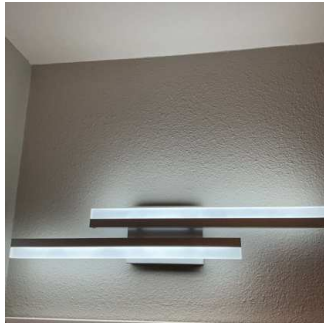


Walls (4/6)
06/09/2025 5:24 PM

Bathroom 2



Walls (5/6)
06/09/2025 5:24 PM



Walls (6/6)
06/09/2025 5:24 PM



Ceiling (1/4)
06/09/2025 5:24 PM



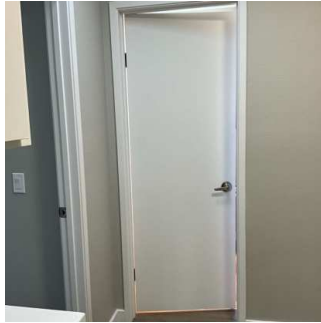
Ceiling (2/4)
06/09/2025 5:24 PM



Ceiling (3/4)
06/09/2025 5:24 PM



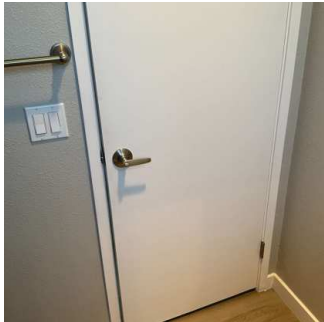
Ceiling (4/4)
06/09/2025 5:25 PM



Doors (1/3)
06/09/2025 5:25 PM



Doors (2/3)
06/09/2025 5:25 PM



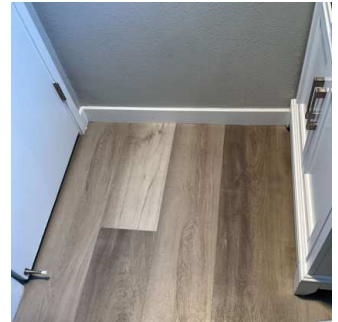
Doors (3/3)
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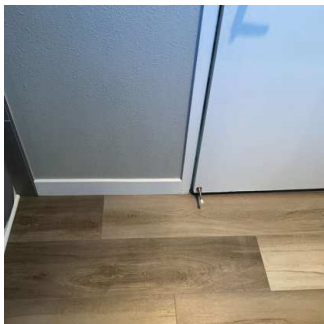
Windows
06/09/2025 5:27 PM



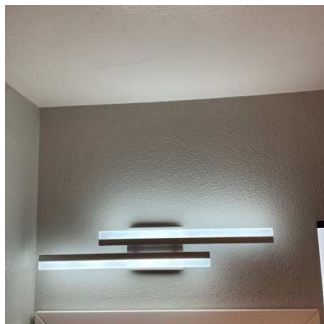
Flooring (1/3)
06/09/2025 5:27 PM



Flooring (2/3)
06/09/2025 5:27 PM



Flooring (3/3)
06/09/2025 5:27 PM



Lights (1/2)
06/09/2025 5:28 PM



Lights (2/2)
06/09/2025 5:28 PM



Bath/Shower (1/1)
06/09/2025 5:28 PM

Bathroom 2



Bath/Shower (2/11)
06/09/2025 5:28 PM



Bath/Shower (3/11)
06/09/2025 5:28 PM



Bath/Shower (4/11)
06/09/2025 5:28 PM



Bath/Shower (5/11)
06/09/2025 5:28 PM



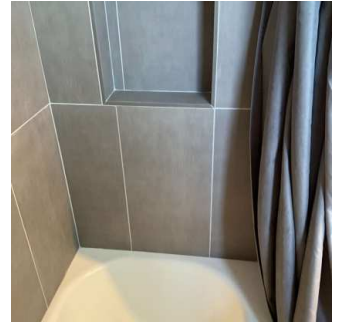
Bath/Shower (6/11)
06/09/2025 5:28 PM



Bath/Shower (7/11)
06/09/2025 5:28 PM



Bath/Shower (8/11)
06/09/2025 5:29 PM



Bath/Shower (9/11)
06/09/2025 5:29 PM



Bath/Shower (10/11)
06/09/2025 5:29 PM



Bath/Shower (11/11)
06/09/2025 5:29 PM

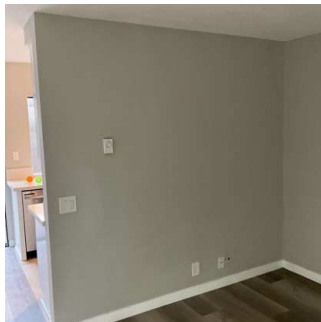
Living Room



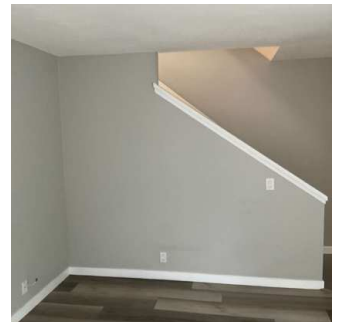
Walls (1/6)
06/09/2025 5:36 PM



Walls (2/6)
06/09/2025 5:36 PM



Walls (3/6)
06/09/2025 5:36 PM



Walls (4/6)
06/09/2025 5:36 PM

Living Room



Walls (5/6)
06/09/2025 5:36 PM



Walls (6/6)
06/09/2025 5:36 PM



Ceiling (1/6)
06/09/2025 5:36 PM



Ceiling (2/6)
06/09/2025 5:36 PM



Ceiling (3/6)
06/09/2025 5:36 PM



Ceiling (4/6)
06/09/2025 5:36 PM



Ceiling (5/6)
06/09/2025 5:36 PM



Ceiling (6/6)
06/09/2025 5:36 PM



Doors (1/3)
06/09/2025 5:37 PM



Doors (2/3)
06/09/2025 5:39 PM



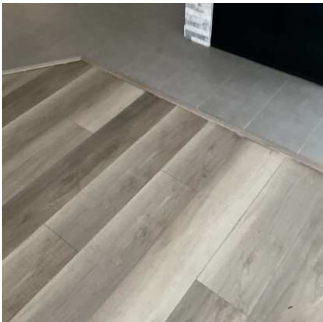
Doors (3/3)
06/09/2025 5:39 PM



Flooring (1/6)
06/09/2025 5:37 PM



Flooring (2/6)
06/09/2025 5:37 PM



Flooring (3/6)
06/09/2025 5:37 PM



Flooring (4/6)
06/09/2025 5:37 PM



Flooring (5/6)
06/09/2025 5:37 PM

Living Room



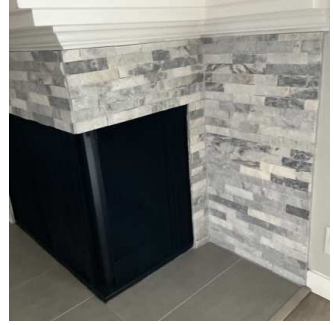
Flooring (6/6)
06/09/2025 5:37 PM



Fireplace (1/8)
06/09/2025 5:37 PM



Fireplace (2/8)
06/09/2025 5:37 PM



Fireplace (3/8)
06/09/2025 5:37 PM



Fireplace (4/8)
06/09/2025 5:38 PM



Fireplace (5/8)
06/09/2025 5:38 PM



Fireplace (6/8)
06/09/2025 5:38 PM



Fireplace (7/8)
06/09/2025 5:38 PM



Fireplace (8/8)
06/09/2025 5:38 PM

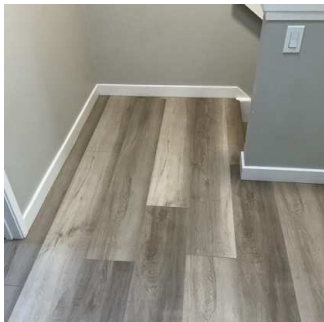


Coat Closet (1/2)
06/09/2025 5:35 PM

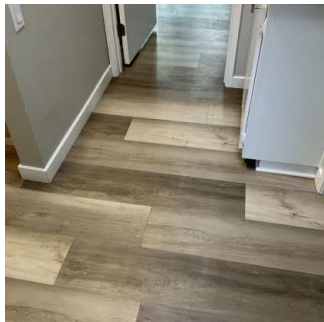


Coat Closet (2/2)
06/09/2025 5:35 PM

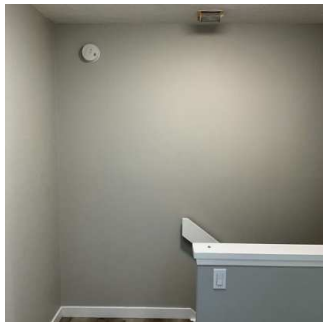
Hallway



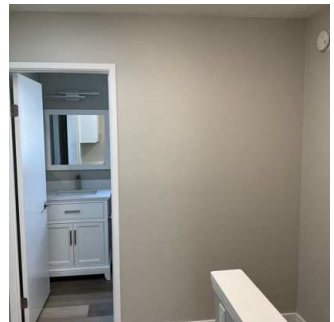
Flooring (1/2)
06/09/2025 5:26 PM



Flooring (2/2)
06/09/2025 5:26 PM



Walls (1/3)
06/09/2025 5:30 PM



Walls (2/3)
06/09/2025 5:31 PM

Hallway



Walls (3/3)
06/09/2025 5:31 PM



Linen Closet (1/5)
06/09/2025 5:31 PM



Linen Closet (2/5)
06/09/2025 5:31 PM



Linen Closet (3/5)
06/09/2025 5:31 PM



Linen Closet (4/5)
06/09/2025 5:31 PM



Linen Closet (5/5)
06/09/2025 5:32 PM



Ceiling (1/5)
06/09/2025 5:33 PM



Ceiling (2/5)
06/09/2025 5:33 PM



Ceiling (3/5)
06/09/2025 5:33 PM



Ceiling (4/5)
06/09/2025 5:33 PM



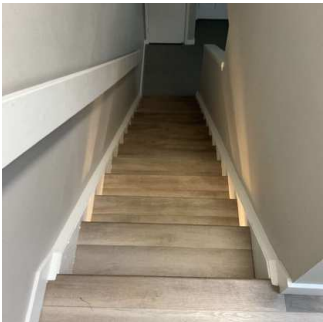
Ceiling (5/5)
06/09/2025 5:33 PM



Lights
06/09/2025 5:33 PM



Stairs (1/16)
06/09/2025 5:33 PM



Stairs (2/16)
06/09/2025 5:33 PM



Stairs (3/16)
06/09/2025 5:33 PM



Stairs (4/16)
06/09/2025 5:34 PM

Hallway



Stairs (5/16)
06/09/2025 5:34 PM



Stairs (6/16)
06/09/2025 5:34 PM



Stairs (7/16)
06/09/2025 5:34 PM



Stairs (8/16)
06/09/2025 5:34 PM



Stairs (9/16)
06/09/2025 5:34 PM



Stairs (10/16)
06/09/2025 5:34 PM



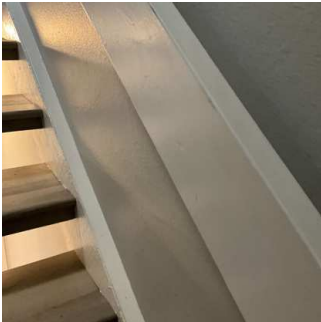
Stairs (11/16)
06/09/2025 5:34 PM



Stairs (12/16)
06/09/2025 5:34 PM



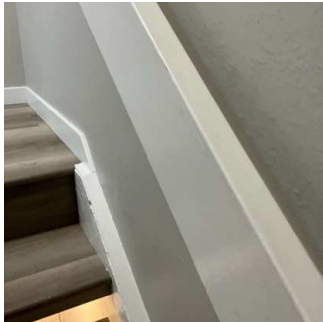
Stairs (13/16)
06/09/2025 5:34 PM



Stairs (14/16)
06/09/2025 5:34 PM



Stairs (15/16)
06/09/2025 5:34 PM



Stairs (16/16)
06/09/2025 5:34 PM

Garage/Carport



Lights
06/09/2025 6:01 PM



Ceiling (1/4)
06/09/2025 6:03 PM



Ceiling (2/4)
06/09/2025 6:03 PM



Ceiling (3/4)
06/09/2025 6:03 PM

Garage/Carport



Ceiling (4/4)
06/09/2025 6:03 PM



Walls (1/7)
06/09/2025 6:03 PM



Walls (2/7)
06/09/2025 6:03 PM



Walls (3/7)
06/09/2025 6:04 PM



Walls (4/7)
06/09/2025 6:04 PM



Walls (5/7)
06/09/2025 6:04 PM



Walls (6/7)
06/09/2025 6:04 PM



Walls (7/7)
06/09/2025 6:05 PM



Flooring
06/09/2025 4:55 PM



Front Patio (1/2)
06/09/2025 5:46 PM



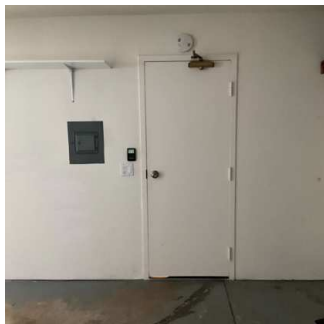
Front Patio (2/2)
06/09/2025 5:46 PM



Doors (1/3)
06/09/2025 6:02 PM



Doors (2/3)
06/09/2025 6:02 PM



Doors (3/3)
06/09/2025 6:02 PM



Shelving (1/3)
06/09/2025 6:04 PM



Shelving (2/3)
06/09/2025 6:06 PM

Garage/Carport

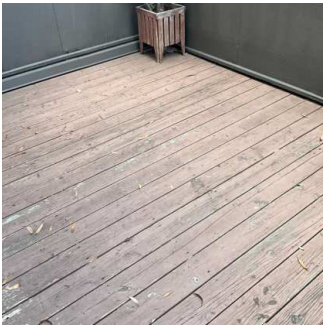


Shelving (3/3)
06/09/2025 6:06 PM

Deck



Flooring (1/5)
06/09/2025 5:47 PM



Flooring (2/5)
06/09/2025 5:47 PM



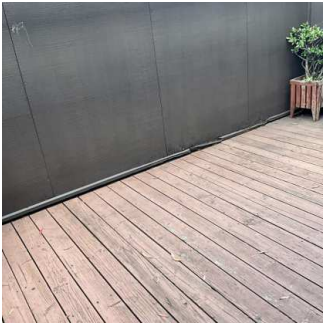
Flooring (3/5)
06/09/2025 5:47 PM



Flooring (4/5)
06/09/2025 5:47 PM



Flooring (5/5)
06/09/2025 5:47 PM



Walls (1/7)
06/09/2025 5:48 PM



Walls (2/7)
06/09/2025 5:48 PM



Walls (3/7)
06/09/2025 5:48 PM



Walls (4/7)
06/09/2025 5:48 PM



Walls (5/7)
06/09/2025 5:48 PM



Walls (6/7)
06/09/2025 5:48 PM



Walls (7/7)
06/09/2025 5:48 PM

Deck



Light
06/09/2025 6:01 PM