



G G <goldin20082011@gmail.com>

Move-Out Inspection Feedback and Deposit Return Options

11 messages

G G <goldin20082011@gmail.com>

Wed, Apr 30, 2025 at 2:33 PM

To: chubbjsoccer@gmail.com, Lei Yu <goldin20082011@gmail.com>

Dear James,

I hope you're doing well. Following your recent move-out, I've completed the inspection of the property and wanted to share my feedback before we proceed with the deposit return.

During the inspection, I found several issues that will need to be addressed to restore the property to its original condition. Specifically, there are:

- Numerous holes and scratches on the walls, including areas where decorations and a TV were mounted but not patched or repaired
- Dirt and stains on the walls and refrigerator
- The oven was left dirty and requires a thorough cleaning
- Some items were left behind and not removed

These are some of the main concerns, but they are not the only ones. I've attached some pictures (not all) to give you a clearer idea of the current condition.

To resolve this, I'd like to offer you the following options:

1. **You arrange for a professional repair:** You can hire a qualified handyman or craftsman to patch and repaint the walls, clean the oven, remove any remaining items, and restore everything back to the condition it was when you moved in. Once the work is completed and verified, I can proceed with returning your deposit.
2. **I handle the repairs and deduct from your deposit:** I can hire a professional to take care of the necessary repairs, cleaning, and removal. I will provide you with the receipts for the expenses and deduct the amount from your deposit. If the total cost exceeds the deposit amount, the balance will need to be covered by you.

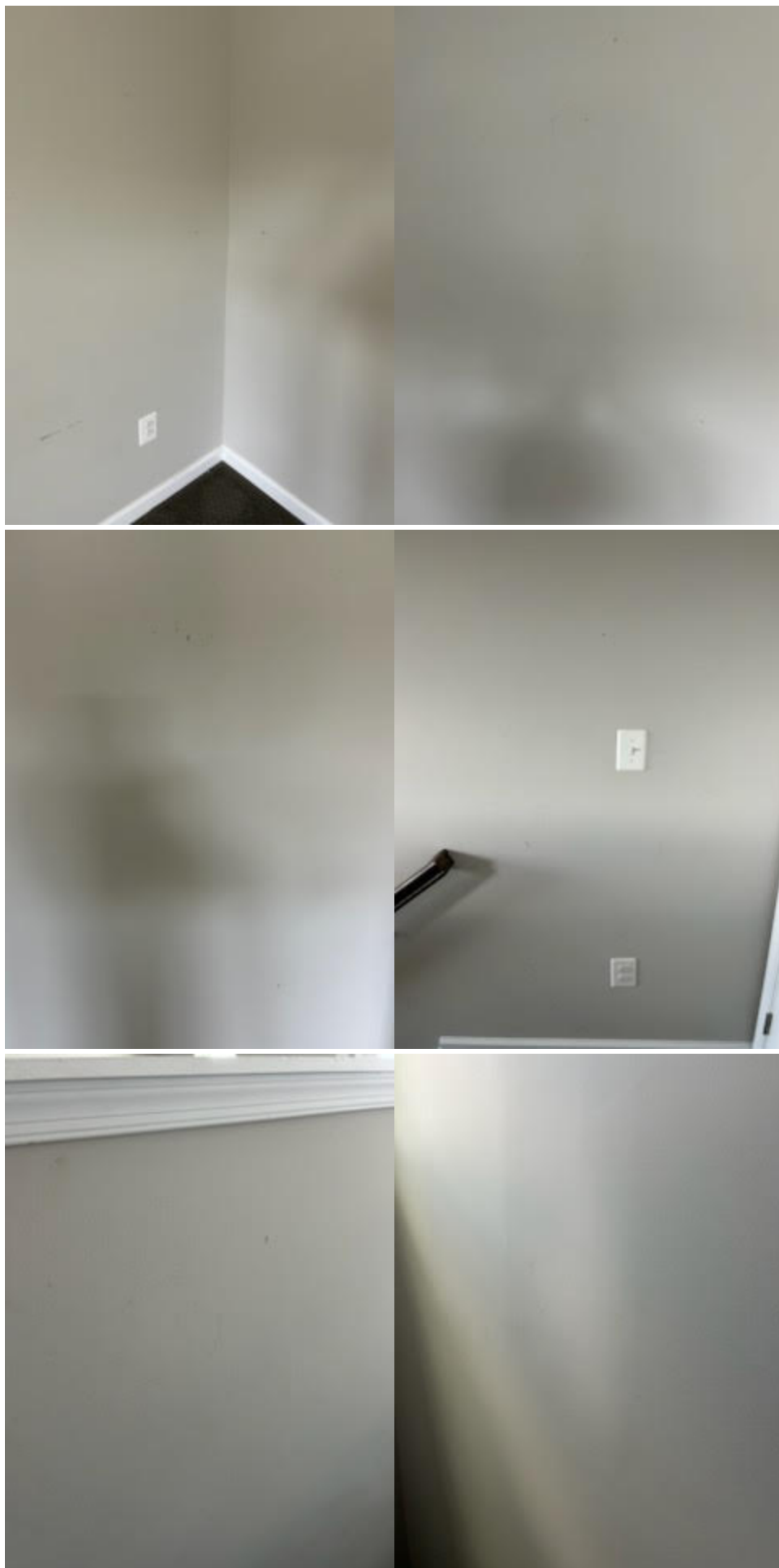
Please let me know which option you would like to proceed with by Friday (May 2nd, 2024), so we can move forward.

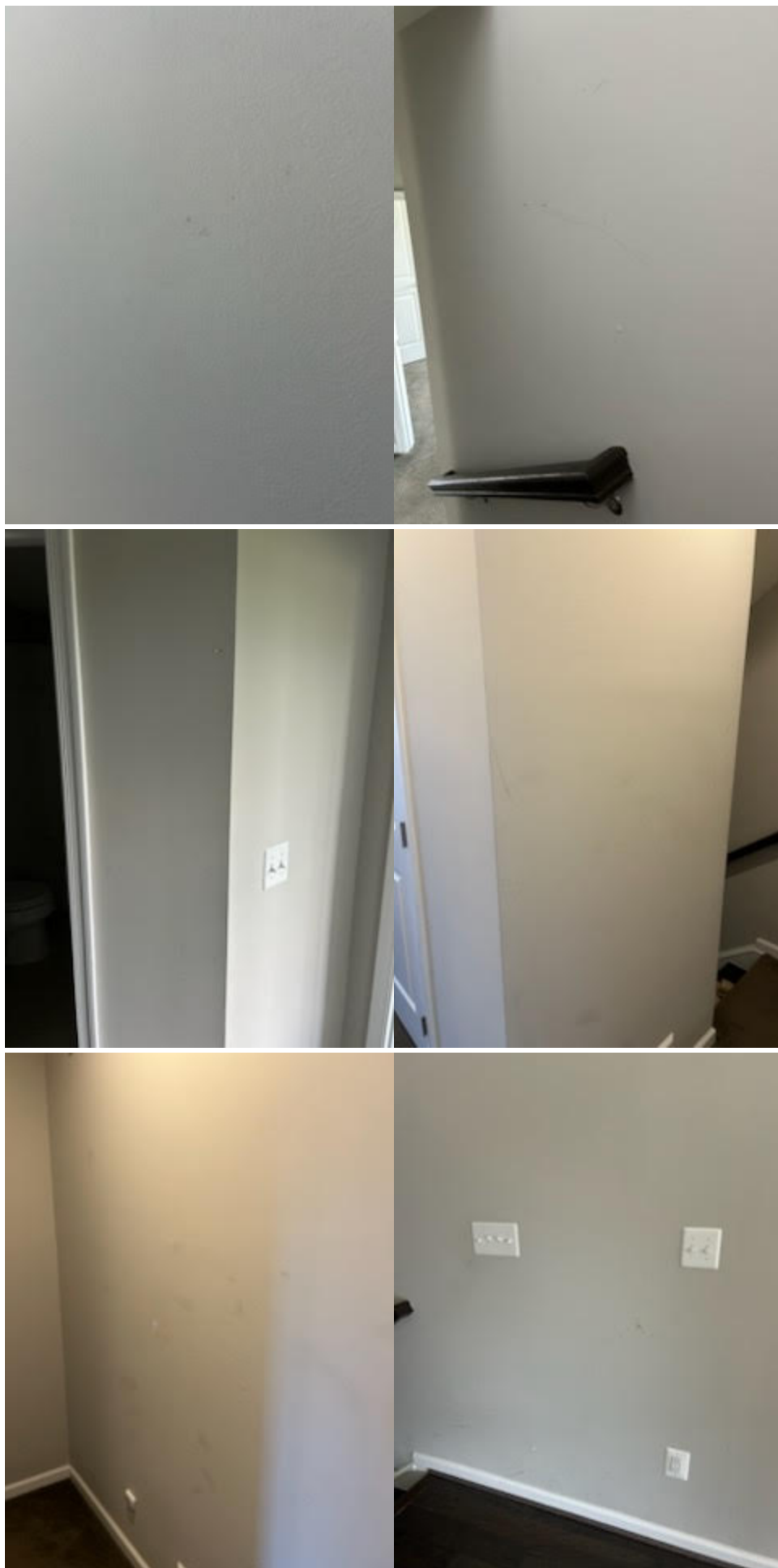
Thank you for your attention to this matter. I look forward to your response.

Best regards,

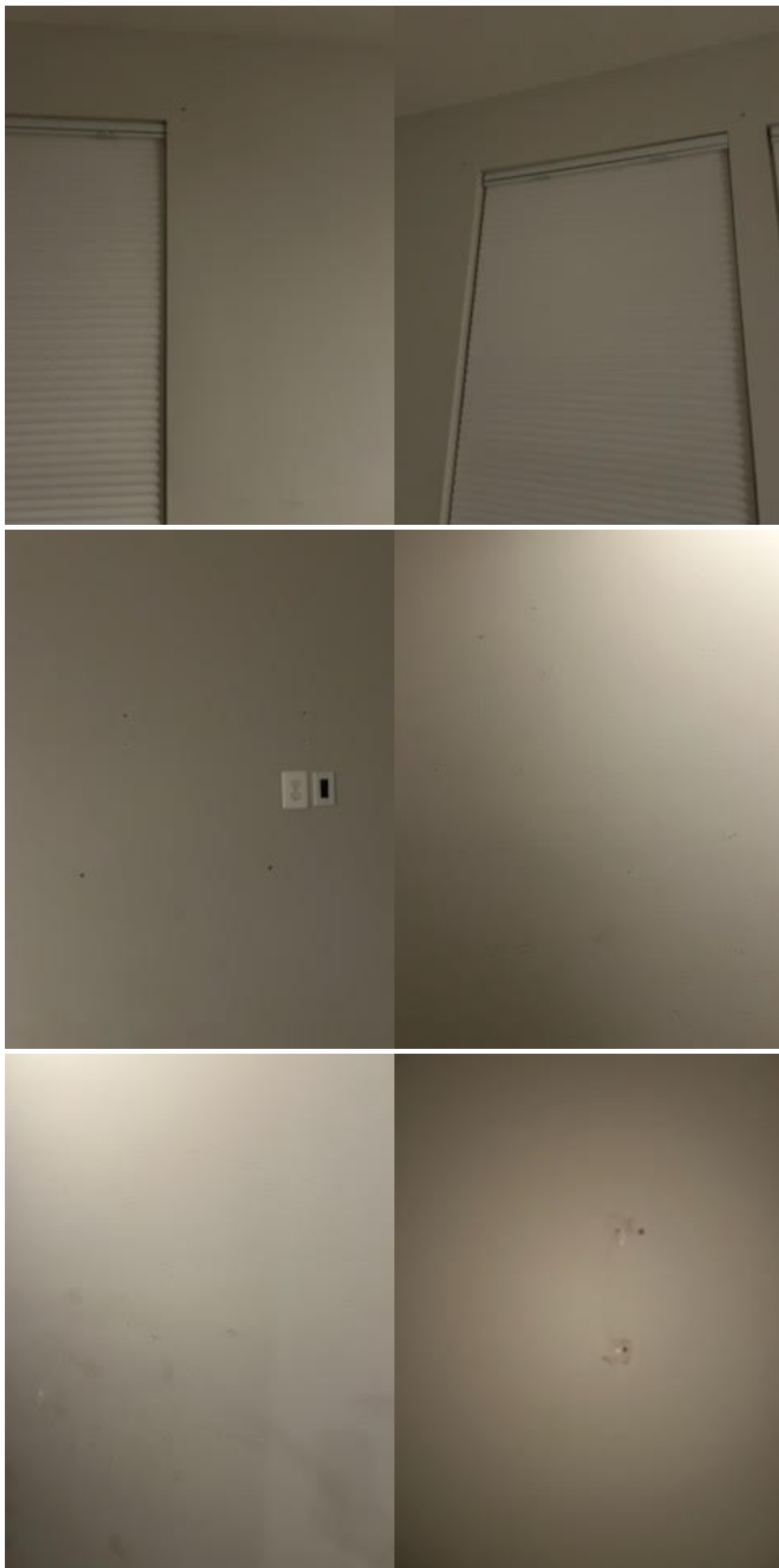
Lei

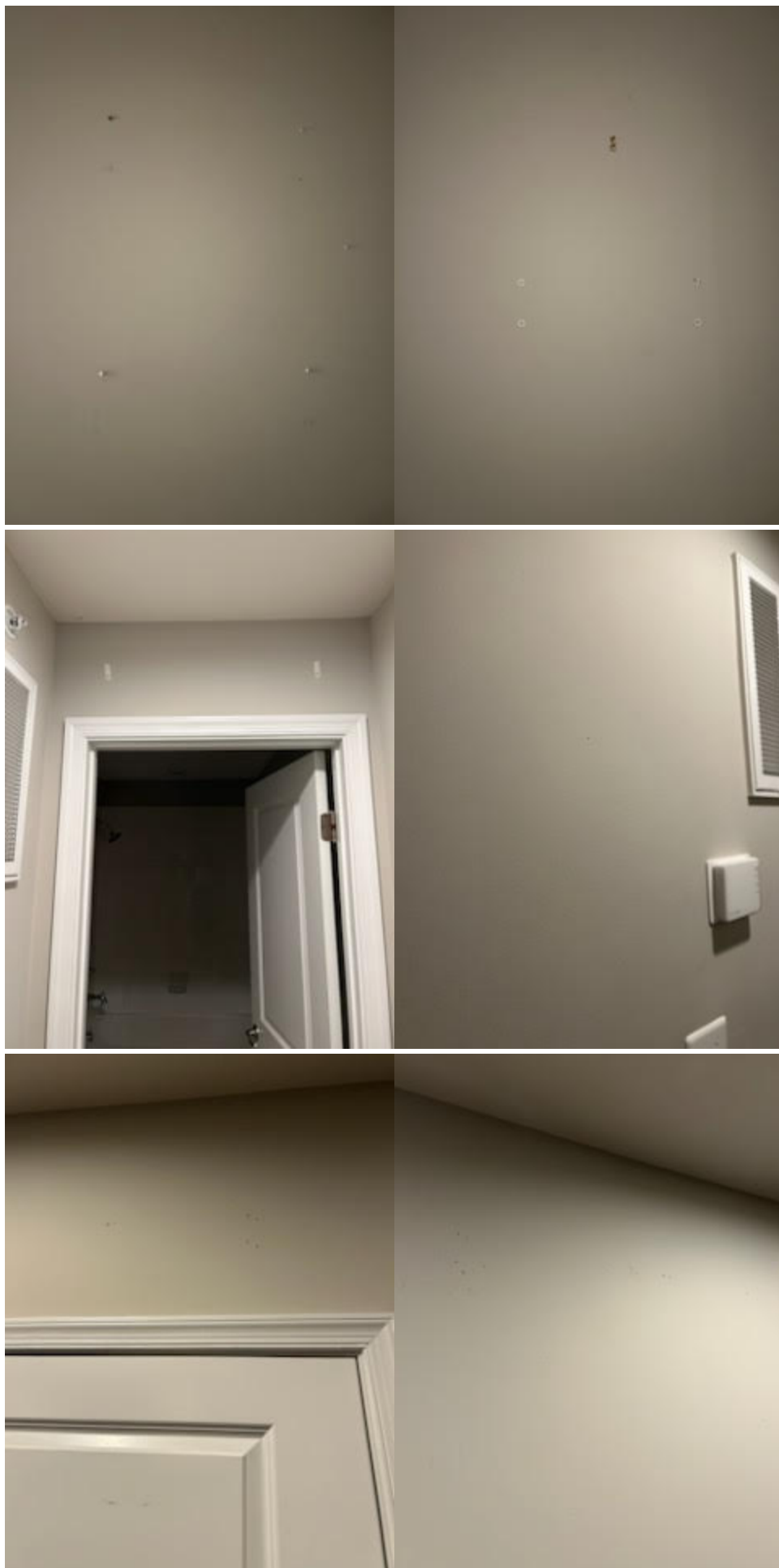


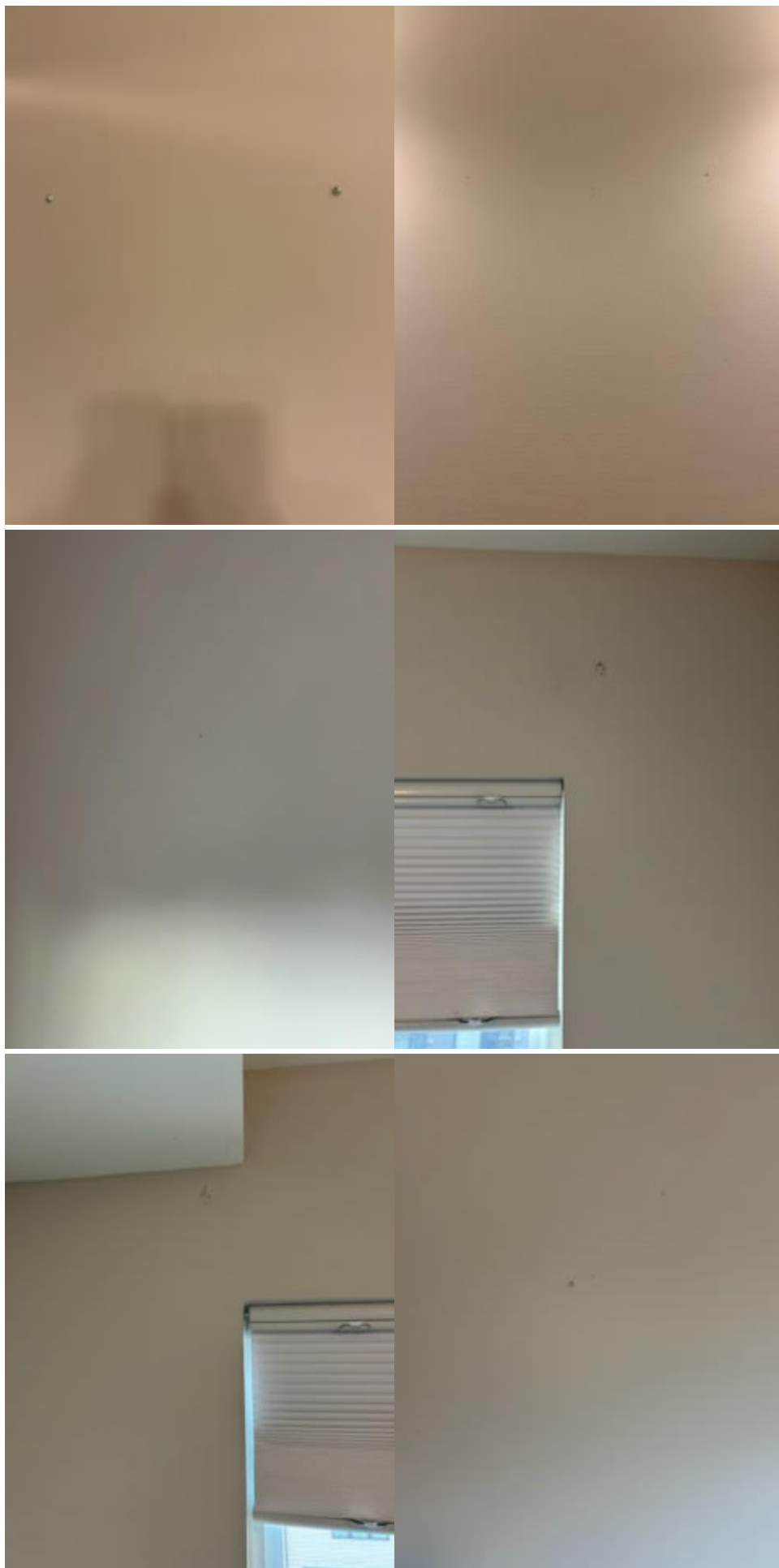


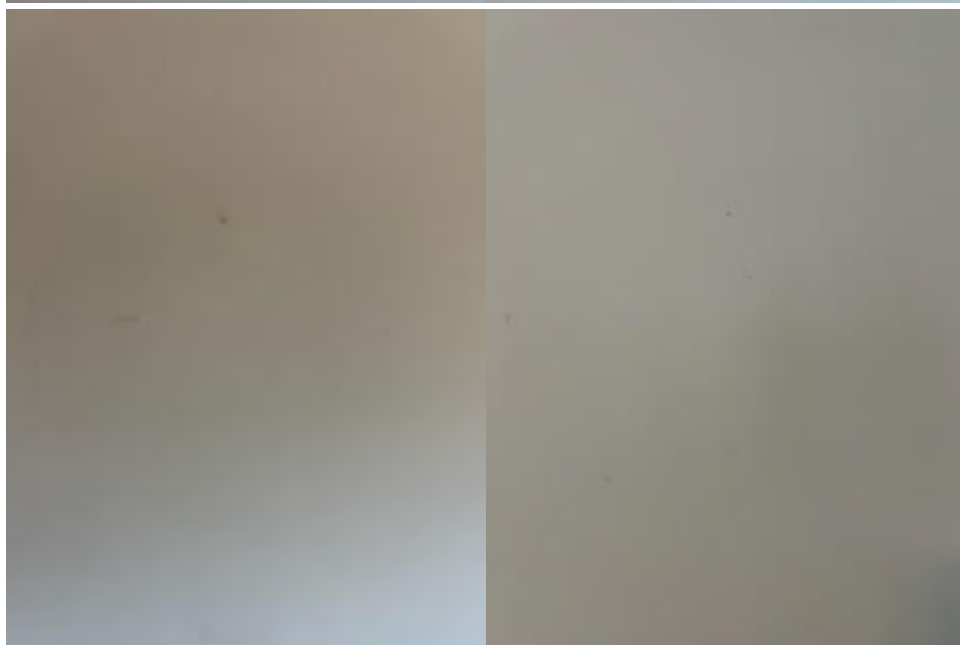
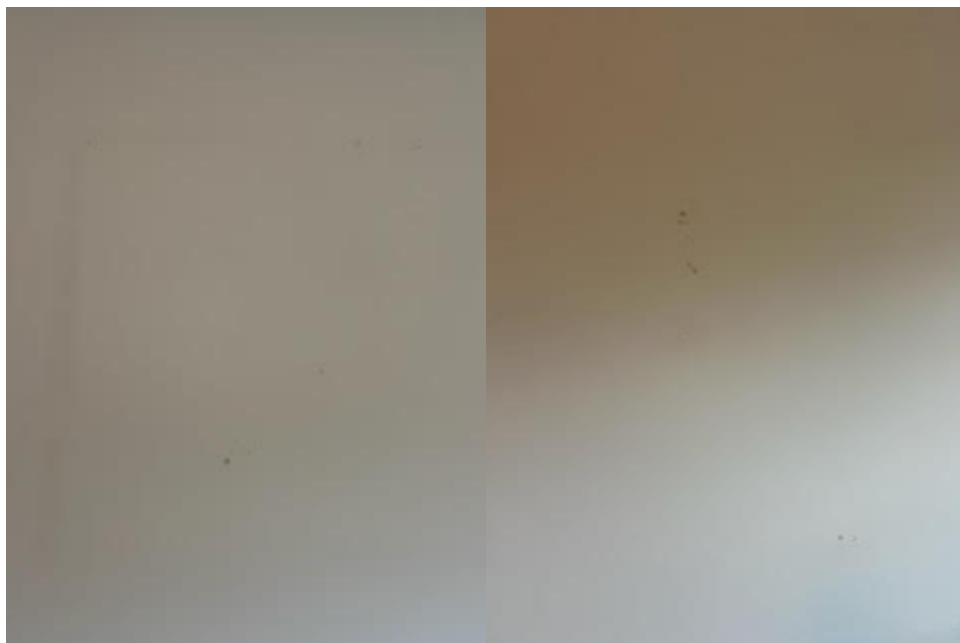


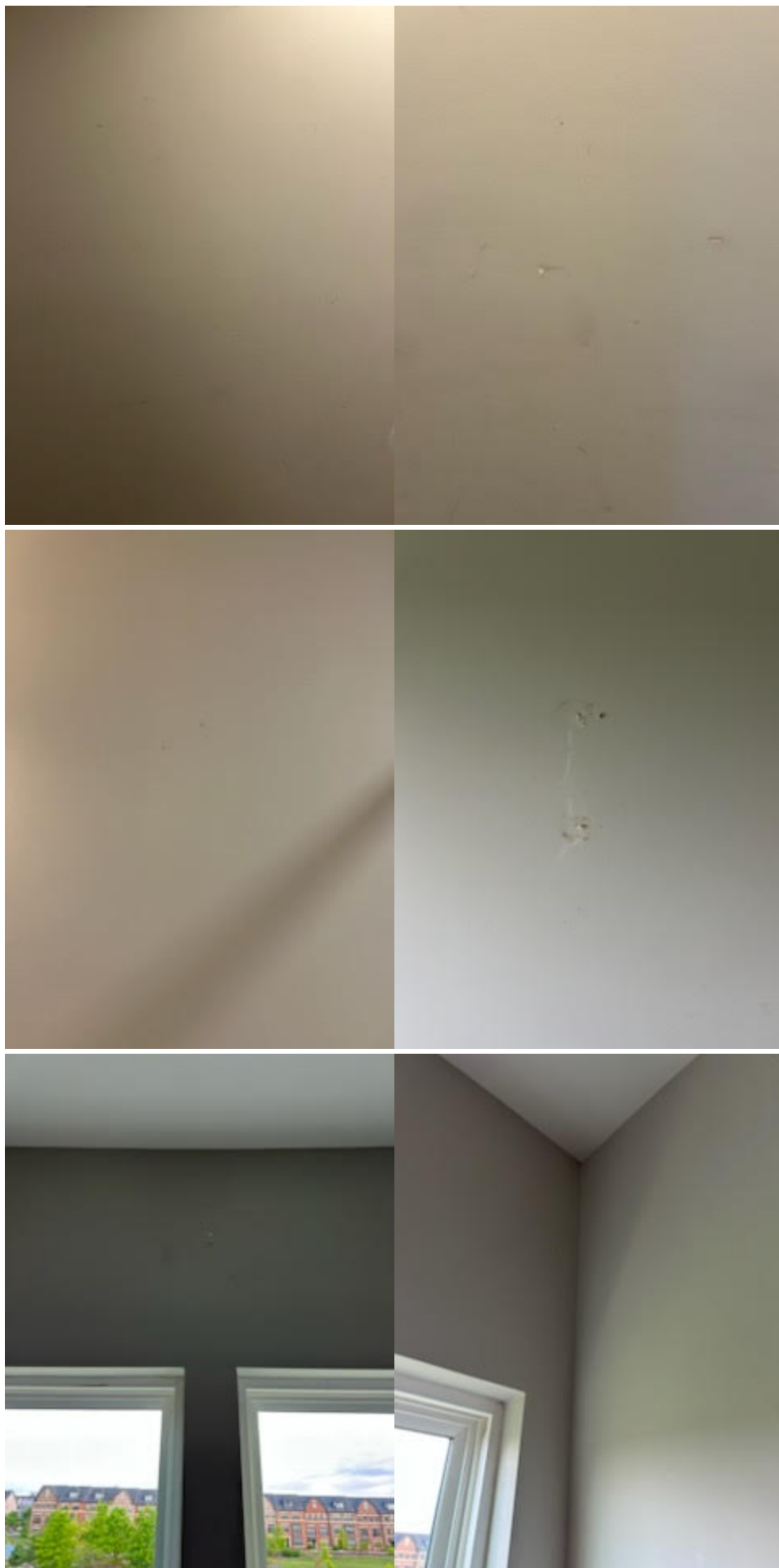


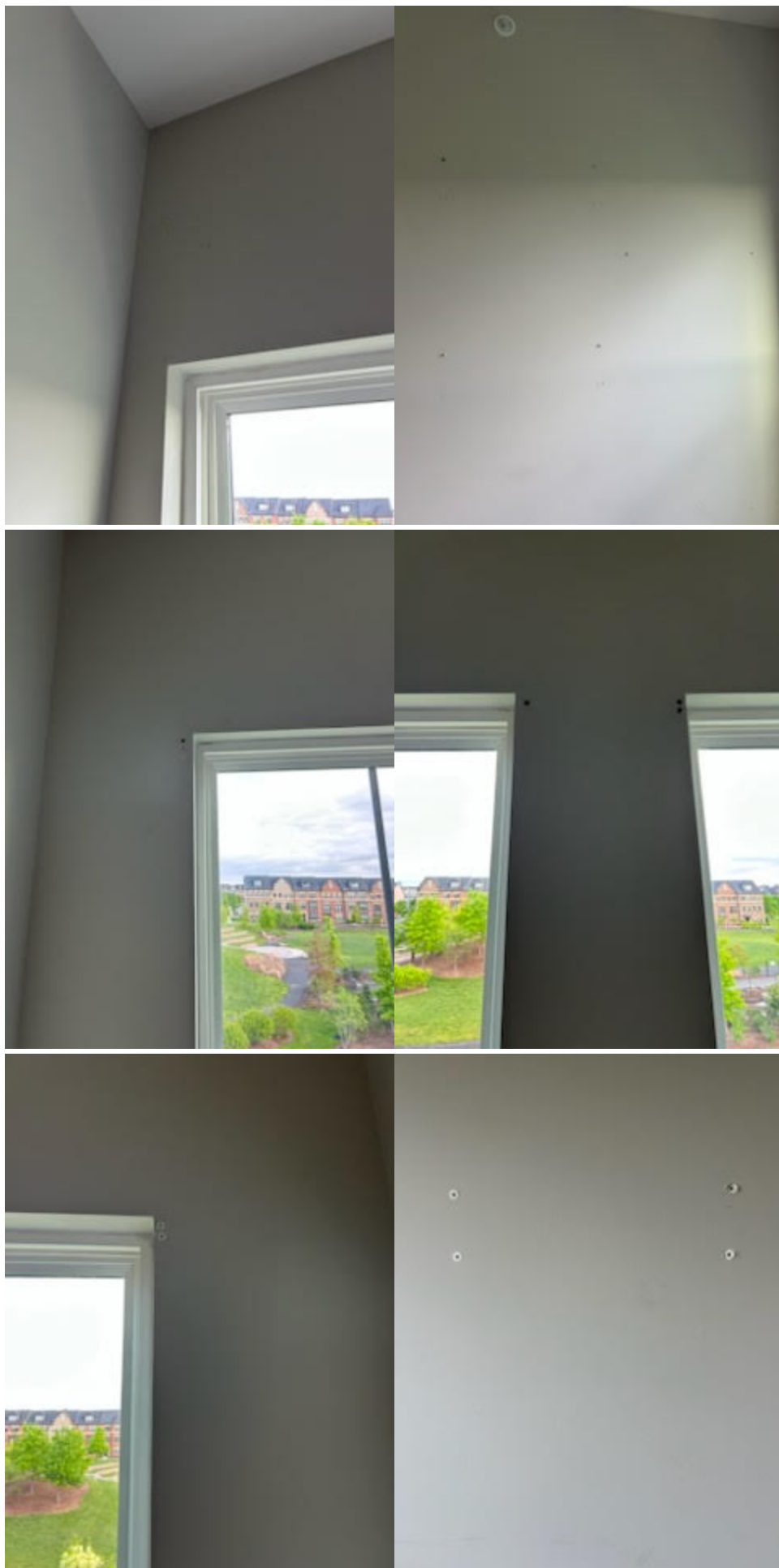


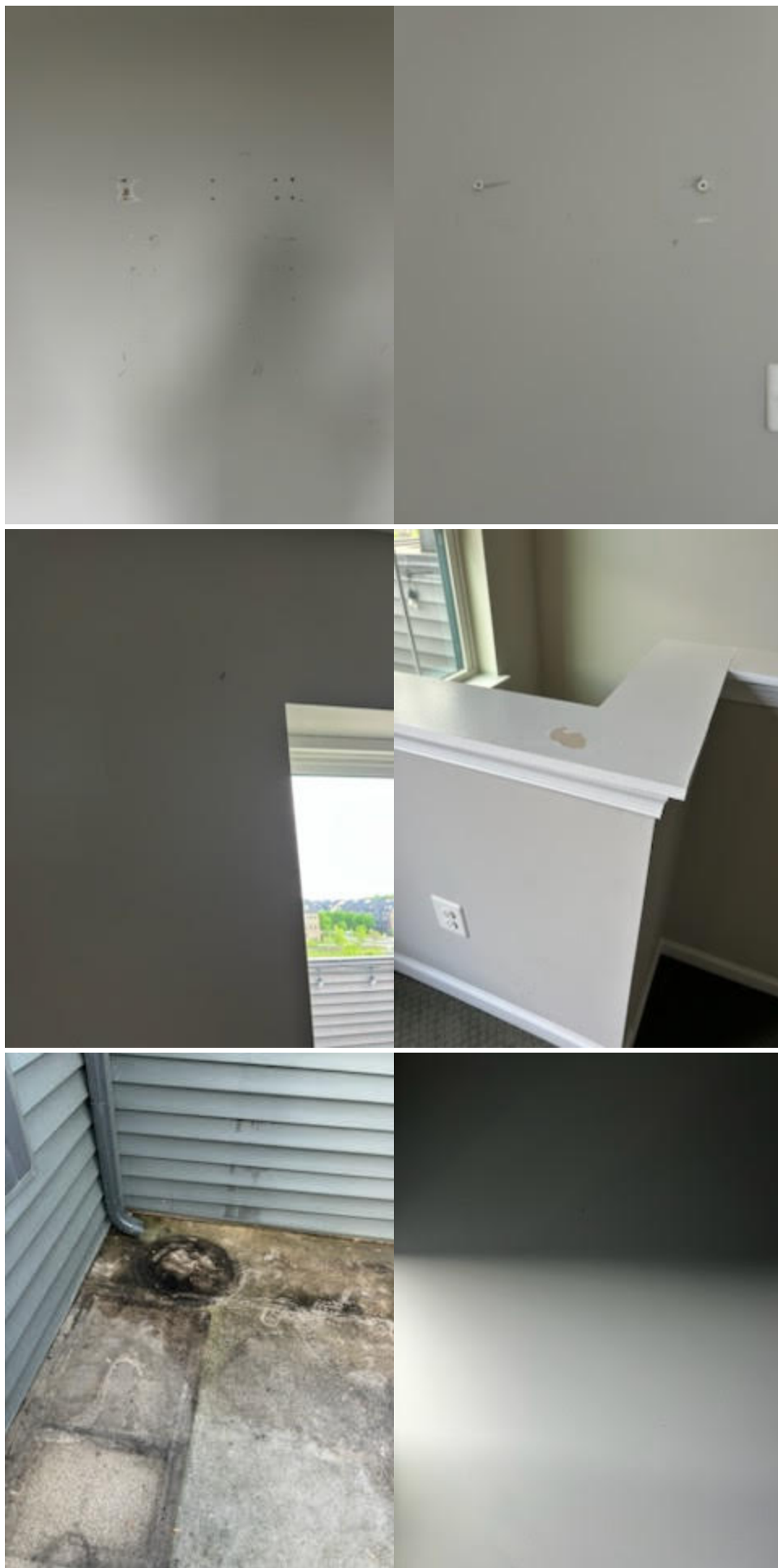


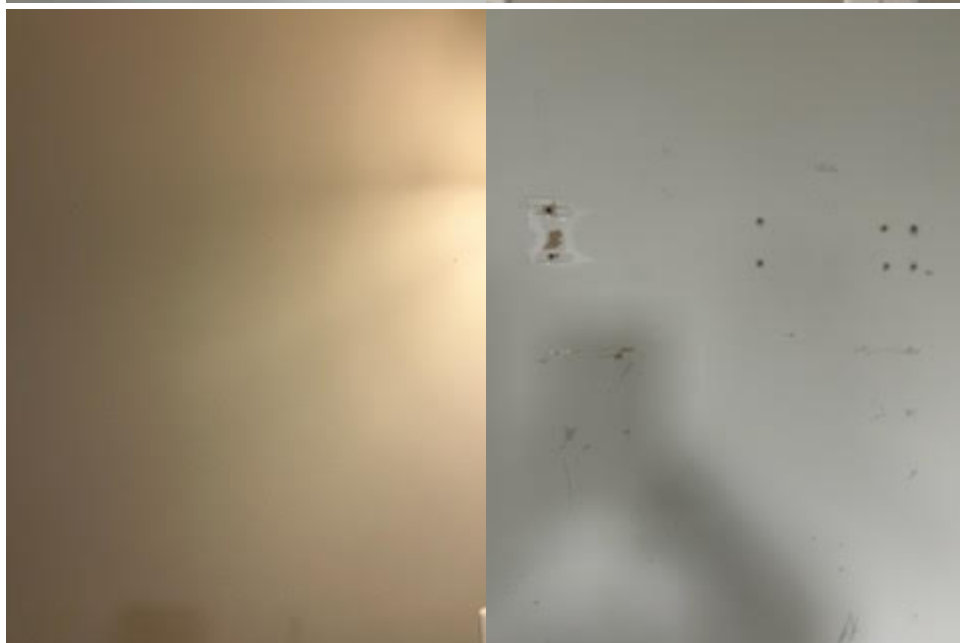
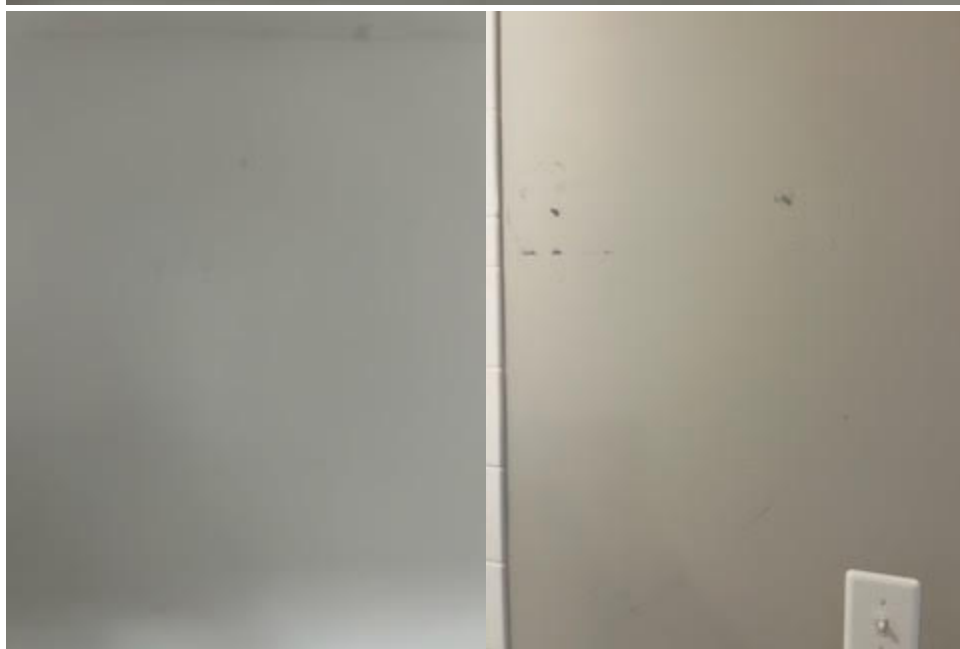




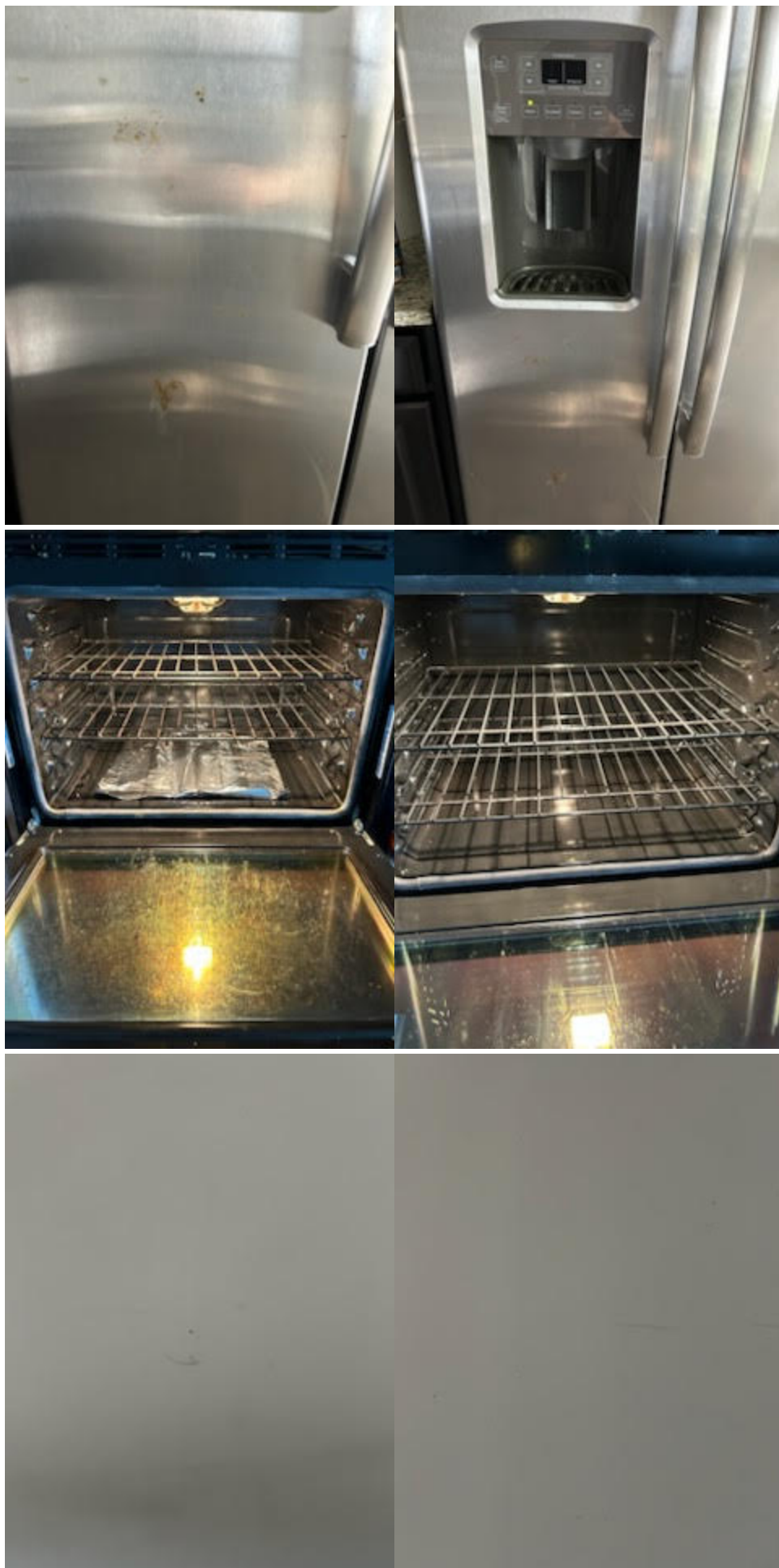


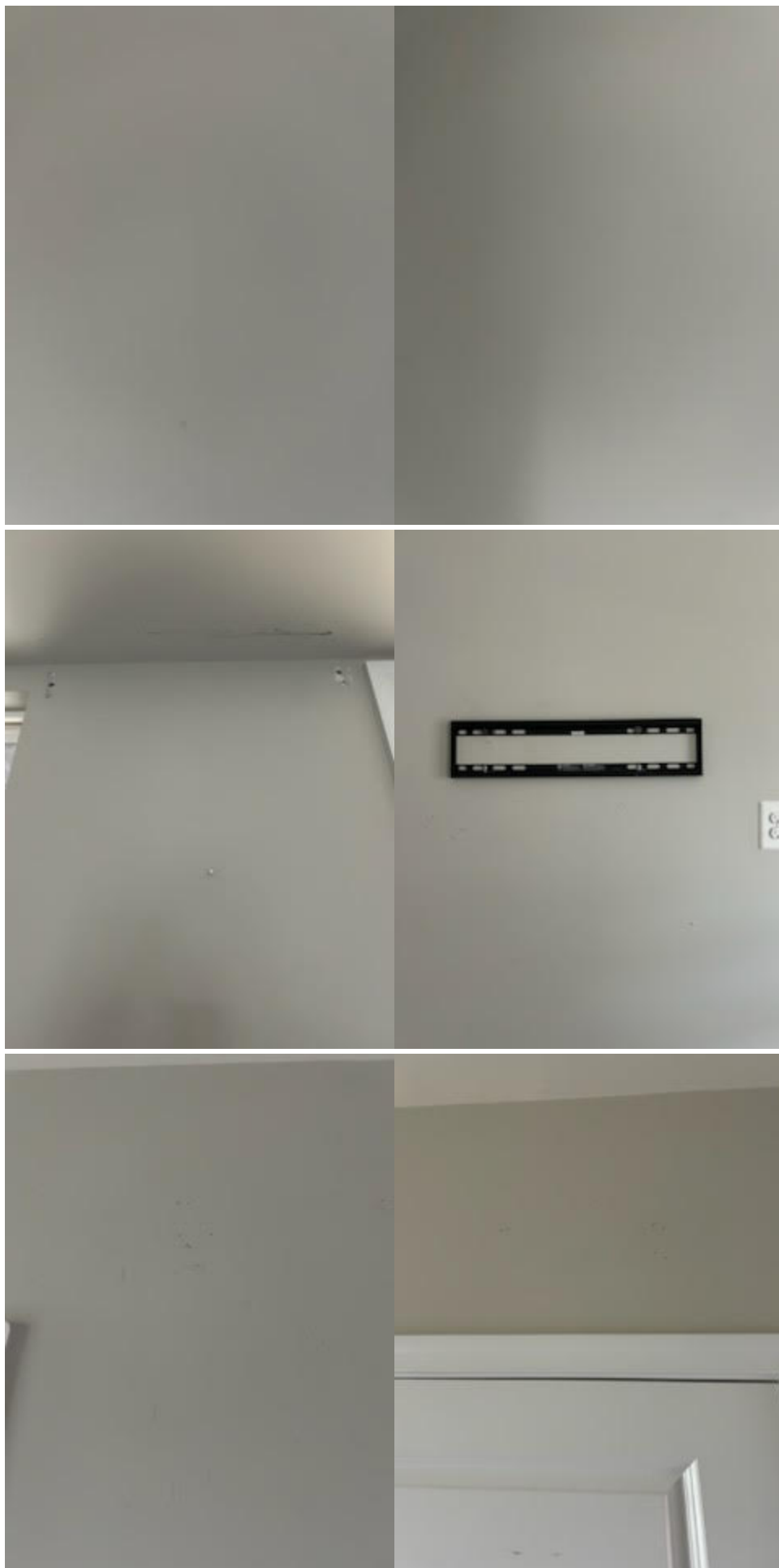


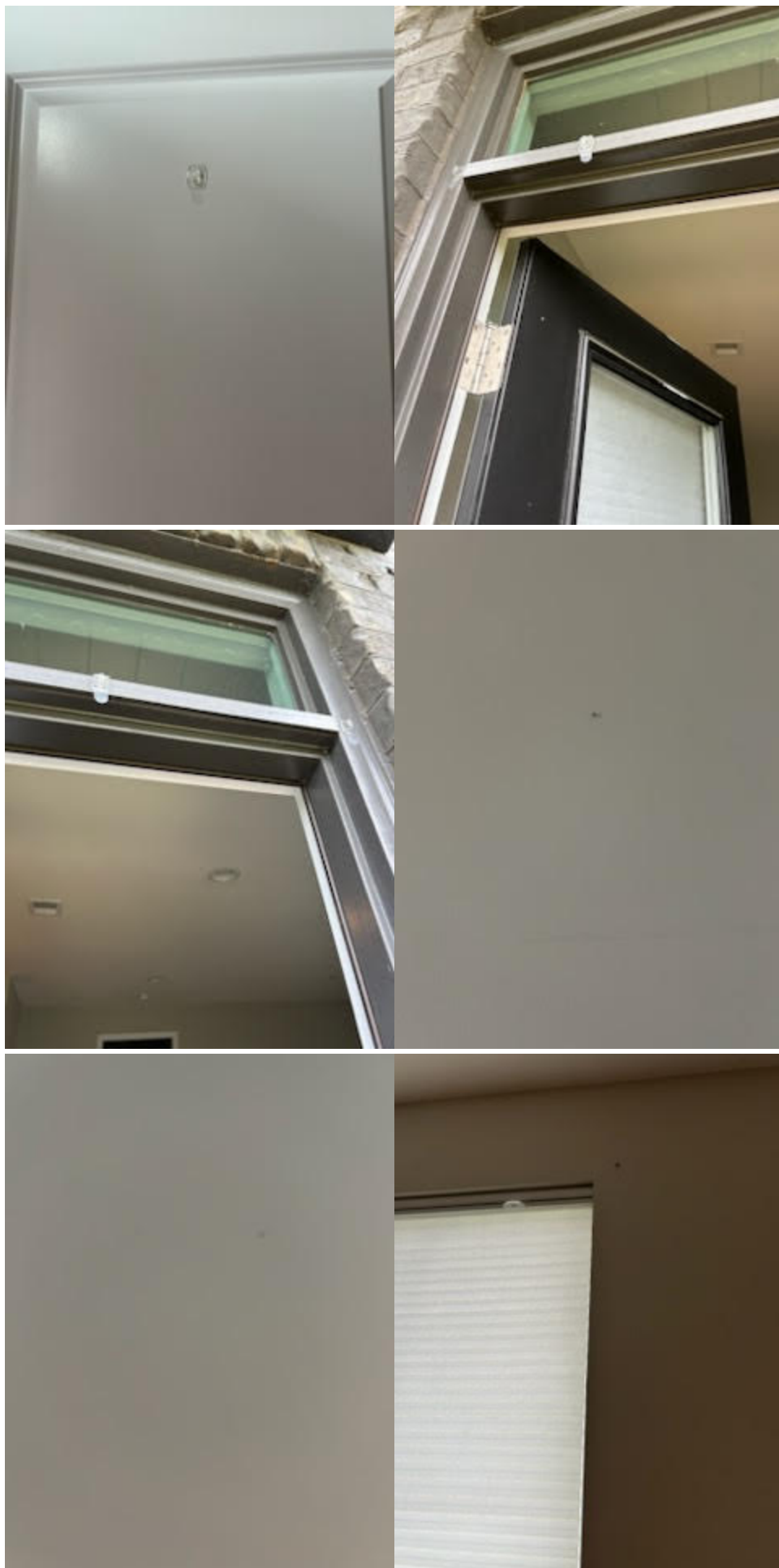


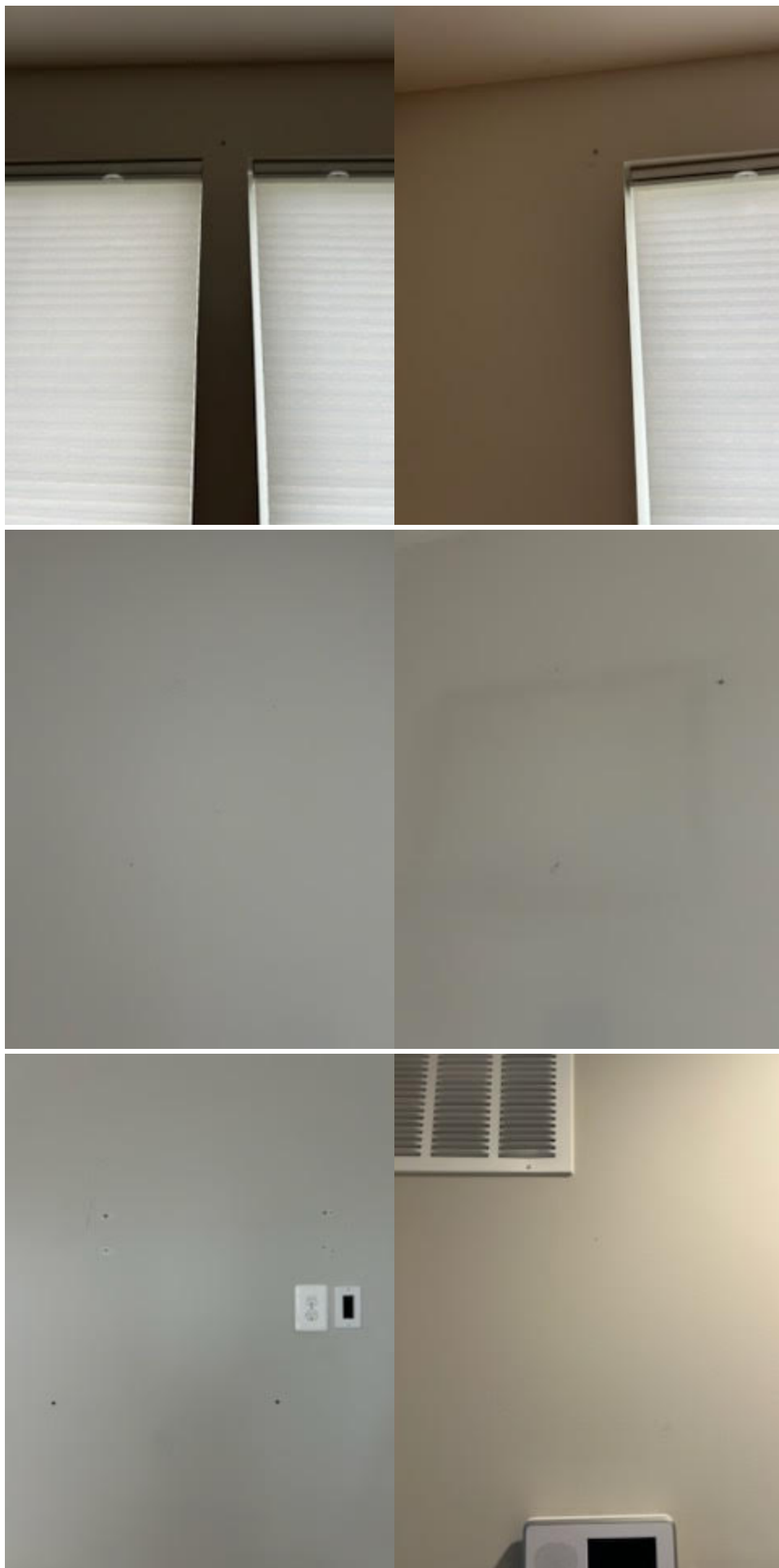


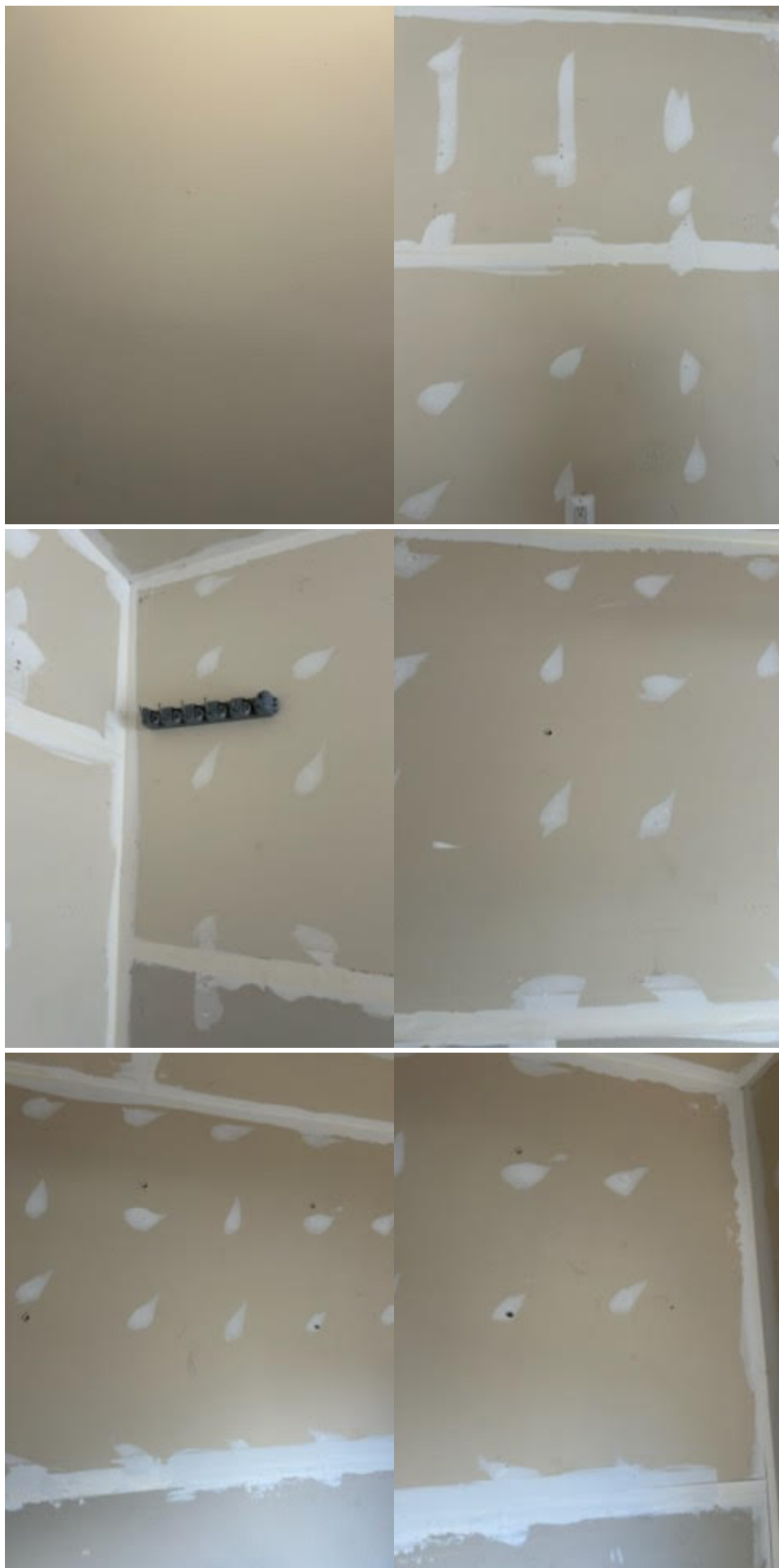


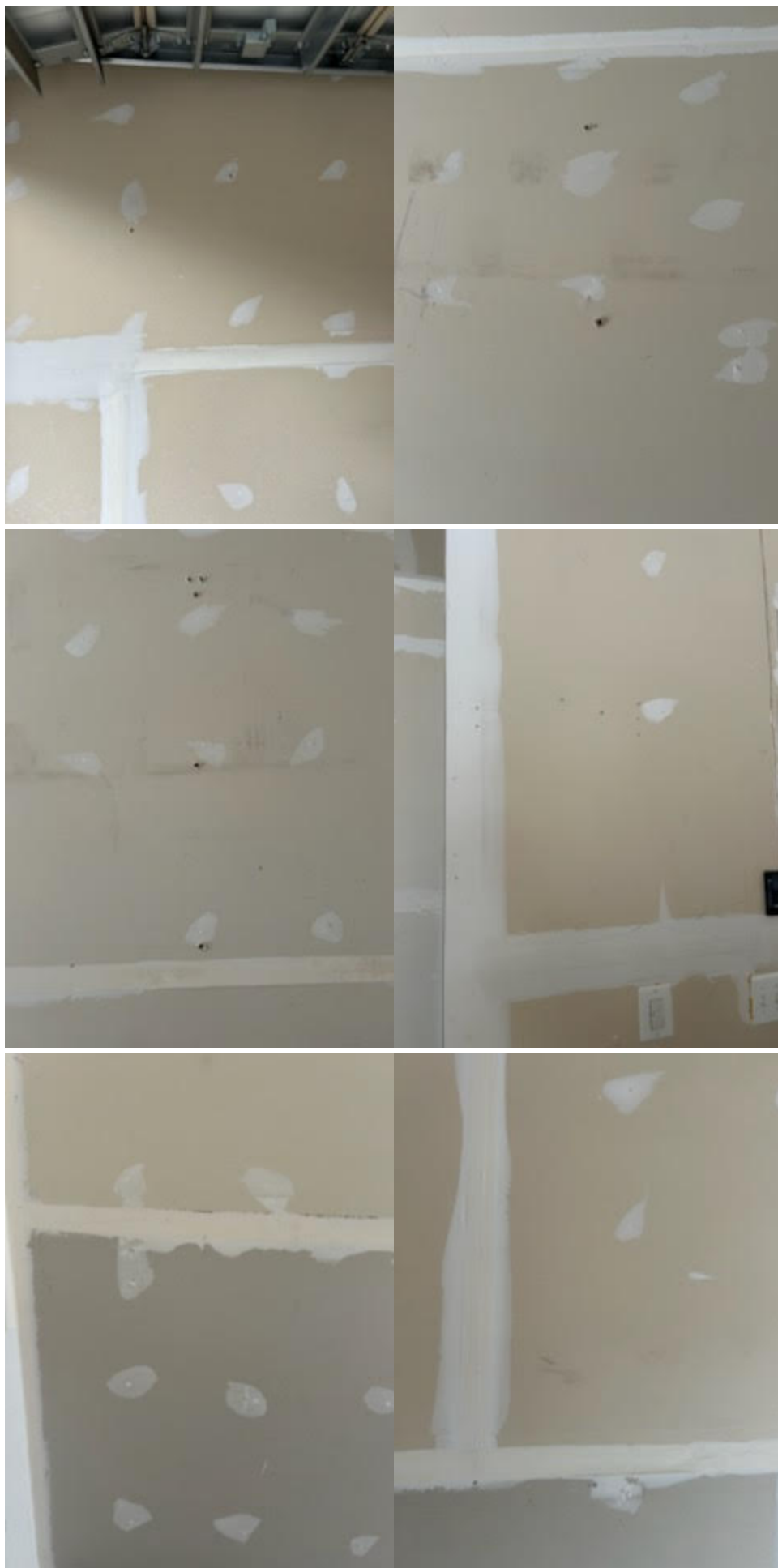


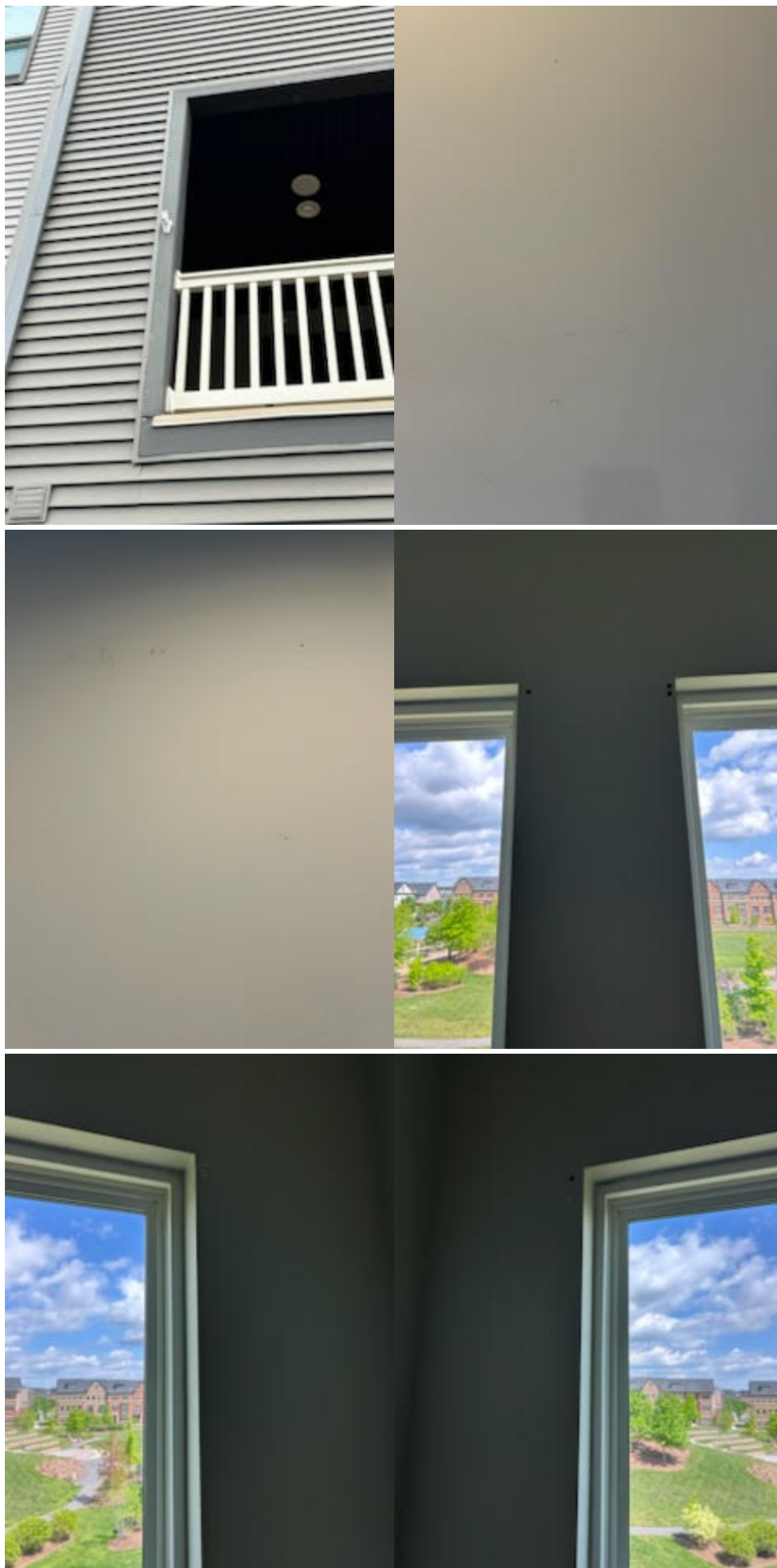


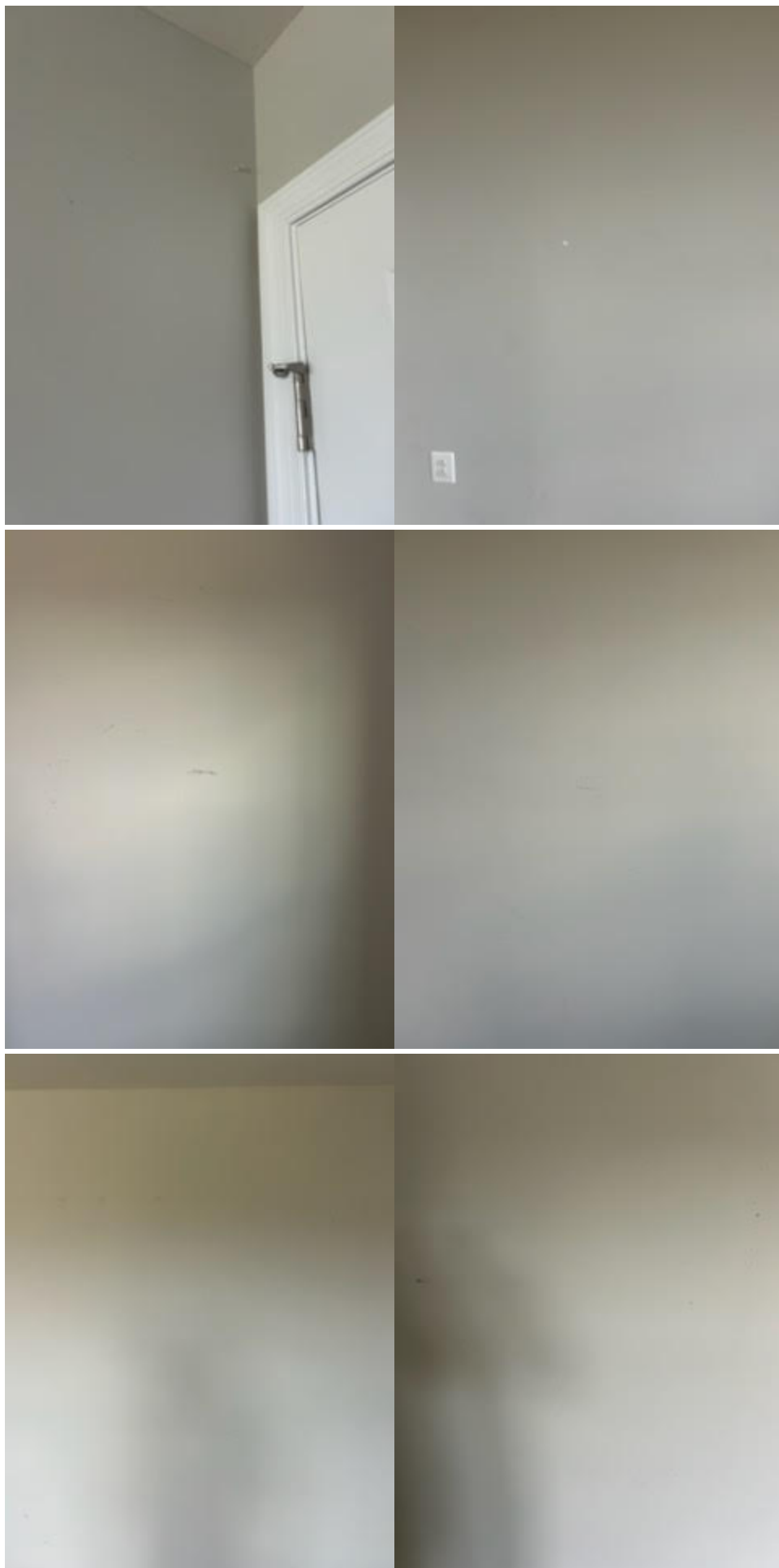


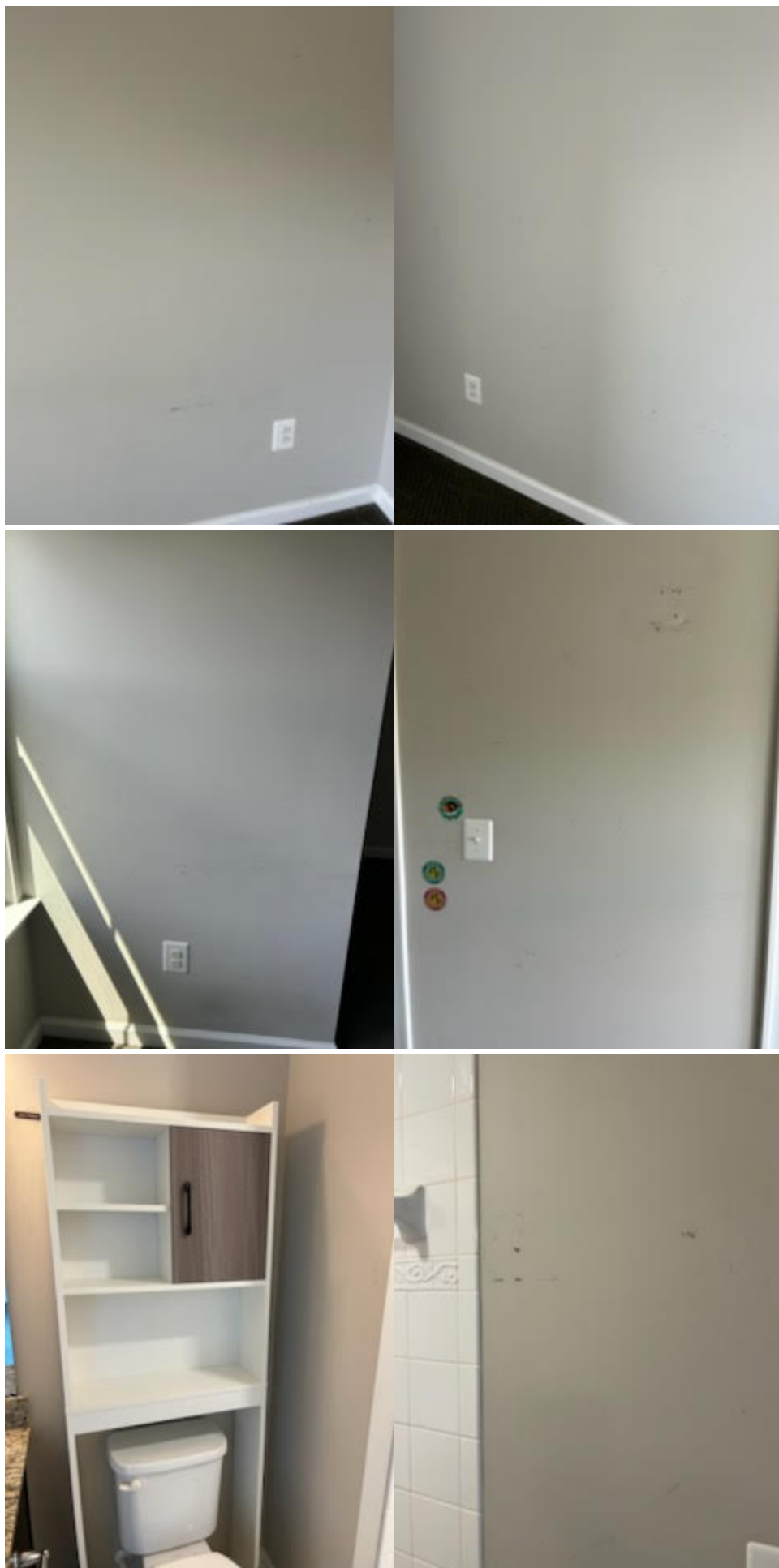












G G <goldin20082011@gmail.com>
To: chubbjsoccer@gmail.com, Lei Yu <goldin20082011@gmail.com>

Wed, Apr 30, 2025 at 2:41 PM

Please respond to me by May 2nd, 2025. Sorry for typo.

On Apr 30, 2025, at 2:33 PM, G G <goldin20082011@gmail.com> wrote:

May 2nd, 2024

James Chubb <chubbjsoccer@gmail.com>
To: G G <goldin20082011@gmail.com>

Wed, Apr 30, 2025 at 2:57 PM

Lei,

When we took custody of the house, the walls already had numerous marks, and the house was not clean resulting in hiring a cleaning service. The property should have been painted prior to us occupying, but you agreed on allowing us to have a pet so we didn't push anything.

I will agree to a deduction of \$500 covering the repairs of the holes which you agreed we can do, without making it a requirement to repair but I'm being reasonable. Anything further than that will result in my legal representation engaging. While this is ongoing, I'll submit an injunction on not allowing a renter to occupy the property until this is resolved. In addition, I'll be contacting Loudoun County Tax office with the payments we provided over the last two years to ensure the \$93,600 you earned was properly recorded.

I'll also be submitting charges for the items I fixed for the house, such as water filter and washer and dryer labor hours. In addition to charging \$100 each for the nine showings that I completed on your behalf, which as a tenant, I wasn't required to complete.

Please return my deposit of the remaining \$3400, I'm trying to be reasonable but you're forcing me to take this to a different level.

Thank you, James
[Quoted text hidden]

G G <goldin20082011@gmail.com>
To: James Chubb <chubbjsoccer@gmail.com>

Wed, Apr 30, 2025 at 3:13 PM

James,

Thank you for your message and for sharing your concerns. I would like to address a few points to make sure we are aligned.

First, I want to clarify that I allowed the pet as a courtesy to you, and throughout your lease, I have not conducted frequent checks or inspections, trusting that the property would be maintained responsibly. Regarding the marks on the walls when you moved in: as with any rental, the expectation is not to handle pre-existing minor wear but to repair and restore any additional damage or alterations caused during your tenancy. The numerous holes, scratches, dirt, and unclean conditions left after move-out are beyond normal wear and tear and will need to be addressed to return the property to its prior condition.

I'm not sure what you mean by being "forced to take this to a different level." My intention has always been to resolve this fairly. It is standard and reasonable for a tenant to either repair damages or cover the cost. Any tenant leaving the property in this condition would be expected to do the same. I want to resolve this matter professionally, but I do consider the tone and legal threats in your message as an escalation and not conducive to reaching a mutual agreement.

My offer still stands for you to choose from the options I provided:

- You can arrange the necessary repairs yourself
- I can handle the repairs and deduct the actual expenses from the deposit, with receipts provided

I would prefer to resolve this directly and amicably, without unnecessary complications. Please let me know your decision so we can move forward.

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On Wed, Apr 30, 2025 at 2:34 PM G G <goldin20082011@gmail.com> wrote:

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Best regards,

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James Chubb <chubbjsoccer@gmail.com>

Wed, Apr 30, 2025 at 3:25 PM

To: G G <goldin20082011@gmail.com>

Lei,

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Please return the \$3400 via Venmo ASAP. If I don't receive the funds, I'll be taking the steps I listed in my previous email. I want to handle this at the lowest level, but when you stated you were bringing in a "professional" to conduct an inspection, I already forecasted these actions. If a professional conducted a move-in evaluation, I wouldn't have such an objection.

[Quoted text hidden]

G G <goldin20082011@gmail.com>
To: James Chubb <chubbjsoccer@gmail.com>

Wed, Apr 30, 2025 at 3:44 PM

James,

I want to clarify a few points so we can move toward resolving this properly.

First, the professional I brought in for the inspection is the same person who previously helped fix the leaking issue at the property. I engaged him simply to check for any potential problems before I rent the house again — not to target you or to create issues. In fact, there are additional fixes and repairs I'll need to do that I have not listed or assigned to you, as they are not your responsibility.

The problems I listed — the holes in the walls, scratches, dirt, left items and the unclean oven — are clearly damages or conditions that arose during your tenancy, and they fall under your responsibility to address. Even without a professional inspection, these are visible issues that any tenant would be expected to repair or cover.

With regard to your offer of a \$500 deduction: I have to be honest that this amount does not realistically cover the necessary work. Just the professional cleaning of the oven alone maybe exceed that. Please understand — I have no interest in profiting from this situation. My only aim is to restore the property back to the condition it was in when you moved in, allowing for normal wear and tear. Anything beyond that, I will cover myself.

If you believe any part of what I've outlined doesn't make sense or is unfair, I'm open to hearing your thoughts.

Lei

[Quoted text hidden]

James Chubb <chubbjsoccer@gmail.com>
To: G G <goldin20082011@gmail.com>

Wed, Apr 30, 2025 at 4:18 PM

Lei,

The house was not professional cleaned upon move in, and I had to pay for it to be completed. So I will not pay for it to be professionally cleaned. To state that an oven will cost \$500 to be cleaned informs me of your intentions.

My offer stands as listed. If I don't receive my deposit back by tomorrow, or an amount with in a responsible agreement. My lawyer will be taking the necessary actions listed, starting with ensuring the house can't be rented out during this litigation.

[Quoted text hidden]

James Chubb <chubbjsoccer@gmail.com>
To: G G <goldin20082011@gmail.com>

Wed, Apr 30, 2025 at 6:52 PM

Lei,

With moving out early on 26 April 25, I request to be reimbursed \$520, which is the prorated amount for the month. In addition, the cost for the showings I completed will be \$675. This is \$75 per showing, which is the national average to show a home.

Lastly, my lawyer is requesting a copy of the move-in report that I signed showing the condition of the home at acceptance. They also, anything I signed that defines "Normal Usage, or Wear and Tear" outside of what is listed below.

Please send me the requested documents, in addition to how you would like to handle the associated costs.

Examples of Normal Usage:

- Minor scuff marks on walls
- Lightly worn carpets or flooring from foot traffic
- Faded paint or sun exposure on walls

- Loose door handles or hinges due to frequent use
- Small nail holes from hanging pictures

Not Considered Normal Usage (i.e., Damage):

- Large holes in walls
- Pet urine stains or torn carpet
- Broken windows or doors
- Burns or deep scratches on counters or floors
- Mold due to neglecting ventilation

[Quoted text hidden]

James Chubb <chubbjsoccer@gmail.com>
To: G G <goldin20082011@gmail.com>

Thu, May 1, 2025 at 12:36 PM

Lei,

Please provide a response with a forecasted date that I'll receive my security deposit, and requested additional reimbursements.

Thank you.

[Quoted text hidden]

G G <goldin20082011@gmail.com>
To: James Chubb <chubbjsoccer@gmail.com>
Bcc: goldin20082011@gmail.com

Thu, May 1, 2025 at 11:29 PM

James,

I have reviewed your recent emails regarding the security deposit and the condition of the property upon your move-out.

First, I want to clarify my position as the property owner. The issues I have listed — including numerous wall damages, unpatched holes, dirt, and lack of proper cleaning — are facts based on the current condition of the property. Under the terms of our lease and Virginia law, tenants are responsible for returning the property in the same condition as when they moved in, minus ordinary wear and tear.

Your offer of \$500 to cover all the repairs does not align with the actual scope of damage and professional labor costs required to restore the property. I believe applying pressure tactics and aggressive tone, as reflected in your emails, is neither reasonable nor appropriate. If we reversed the situation, and I were to speculate that you left the property in this condition intentionally to create leverage now, that would be unfair. I prefer not to make such assumptions. I will stick to the facts, the lease terms, and Virginia law.

Regarding your claim that costs like your time, effort, and coordination should not be considered — please consult your legal counsel on this. In fact, the time and scheduling effort required to restore the property, coordinate handymen, and refresh the property for the next tenant is a cost caused by the condition you left it in. Virginia law allows me to deduct reasonable, documented costs related to returning the property to its original condition.

As you repeatedly referenced the law, I fully agree: both parties should follow the Virginia Residential Landlord and Tenant Act (VRLTA). Moving forward, I will focus solely on processing the security deposit in compliance with VRLTA requirements and within the legally allowed timeframe. I will provide an itemized list of deductions based on actual invoices and documented expenses (per VRLTA § 55.1-1226).

Regarding the documents you requested: all records, actually only the lease, are accessible via the Zillow platform, which both of us have used. No additional signed documents exist beyond the Zillow lease. My lawyer has advised me not to engage further with emails that use intimidation or aggressive tactics, but in the interest of transparency and professionalism, I am responding one last time. I kindly request that further emails be limited, as I will not be engaging in ongoing back-and-forth communication outside of the official process. If you have any formal disputes after receiving the final statement, you are free to consult your lawyer and pursue any legal steps you consider appropriate. As for me, I will continue with the standard deposit settlement process under Virginia law. Attached is the lease, just in case.

Sincerely,
Lei

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Lei,

When we took custody of the house, the walls already had numerous marks, and the house was not clean resulting in hiring a cleaning service. The property should have been painted prior to us occupying, but you agreed on allowing us to have a pet so we didn't push anything.

I will agree to a deduction of \$500 covering the repairs of the holes which you agreed we can do, without making it a requirement to repair but I'm being reasonable. Anything further than that will result in my legal representation engaging. While this is ongoing, I'll submit an injunction on not allowing a renter to occupy the property until this is resolved. In addition, I'll be contacting Loudoun County Tax office with the payments we provided over the last two years to ensure the \$93,600 you earned was properly recorded.

I'll also be submitting charges for the items I fixed for the house, such as water filter and washer and dryer labor hours. In addition to charging \$100 each for the nine showings that I completed on your behalf, which as a tenant, I wasn't required to complete.

Please return my deposit of the remaining \$3400, I'm trying to be reasonable but you're forcing me to take this to a different level.

Thank you, James

On Wed, Apr 30, 2025 at 2:34 PM G G <goldin20082011@gmail.com> wrote:

Dear James,

I hope you're doing well. Following your recent move-out, I've completed the inspection of the property and wanted to share my

feedback before we proceed with the deposit return.

During the inspection, I found several issues that will need to be addressed to restore the property to its original condition. Specifically, there are:

- Numerous holes and scratches on the walls, including areas where decorations and a TV were mounted but not patched or repaired
- Dirt and stains on the walls and refrigerator
- The oven was left dirty and requires a thorough cleaning
- Some items were left behind and not removed

These are some of the main concerns, but they are not the only ones. I've attached some pictures (not all) to give you a clearer idea of the current condition.

To resolve this, I'd like to offer you the following options:

1. **You arrange for a professional repair:** You can hire a qualified handyman or craftsman to patch and repaint the walls, clean the oven, remove any remaining items, and restore everything back to the condition it was when you moved in. Once the work is completed and verified, I can proceed with returning your deposit.
2. **I handle the repairs and deduct from your deposit:** I can hire a professional to take care of the necessary repairs, cleaning, and removal. I will provide you with the receipts for the expenses and deduct the amount from your deposit. If the total cost exceeds the deposit amount, the balance will need to be covered by you.

Please let me know which option you would like to proceed with by Friday (May 2nd, 2024), so we can move forward.

Thank you for your attention to this matter. I look forward to your response.

Best regards,

Lei

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 **Lease-James Chubb-20230412.pdf**
165K

James Chubb <chubbjsoccer@gmail.com>
To: G G <goldin20082011@gmail.com>

Fri, May 2, 2025 at 7:44 AM

Lei,

Thank you for responding, you did an amazing job googling things. I'll be submitting a 3949 to the Internal Revenue on your behalf. In addition, I've already contacted Venmo about using the platform to collect rent which is against their user agreement, which I'm sure you were already aware of.

You have given me enough evidence via your pictures for our small claims court hearing that we will soon have, thank you for that.

Please provide the "itemized" issue list you'll be using to not return my deposit. No work should be done until I review this list and given a response, unless you didn't read that in your googling and have already started?

Thank you.

[Quoted text hidden]

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6/25/25, 1:45 AM

Gmail - Move-Out Inspection Feedback and Deposit Return Options

Sincerely,
Lei

[Quoted text hidden]