Bunklow
Affordable living. Simplified

Walk · Full control panel

SAMPLE

SAMPLE REPORT

MOVE IN · ONE WALKER · BOTH PEOPLE SIGNED

1234 W Main St, Anytown, USA

Every step of one walk

The full record of one move in walk for Owner (sample): every room in order, a New, Good, Fair or Poor rating on each item, a short note, and the photo for each room. Sample walk: values shown demonstrate a complete Walk.

Walker: Bunklow | Tenant: Tenant (sample) | Thu, Sep 14, 2023, 2:10 PM | Owner (sample)

REPORT FINGERPRINT
91e1·4c20·8cfe

Each person signs on their own phone
Bunklow and Tenant (sample) both signed

Outside time stamp
Received 2:45 PM PT, Sep 14, 2023

Bunklow keeps no copy
Shared from the phone, never through Bunklow

Action log of every change
67 entries, in order

THE WALK AT A GLANCE

11 Rooms walked Exterior to details, in order	**72** Items recorded Walker's own rating and note	**17** Photos Each from the real Walk	**5** Voice notes Short notes, spoken on the walk
Sep 14 Walk date 2:10 PM to 2:44 PM, 34 minutes	**2** Signatures Bunklow and Tenant (sample) signed	**0** Comparisons Bunklow never compares move in and move out	**0** Copies kept Bunklow never holds the walk

BEFORE THE WALK All six steps done

1. **Walk type** — Move in, one walker
2. **Who is walking** — Bunklow walks, Tenant (sample) signs
3. **Read to the end** — Both people, notice read through
4. **Location and voice** — Anytown, city level only
5. **Spoken consent** — Both people, 2:11 PM
6. **Clock check** — Matched the outside time

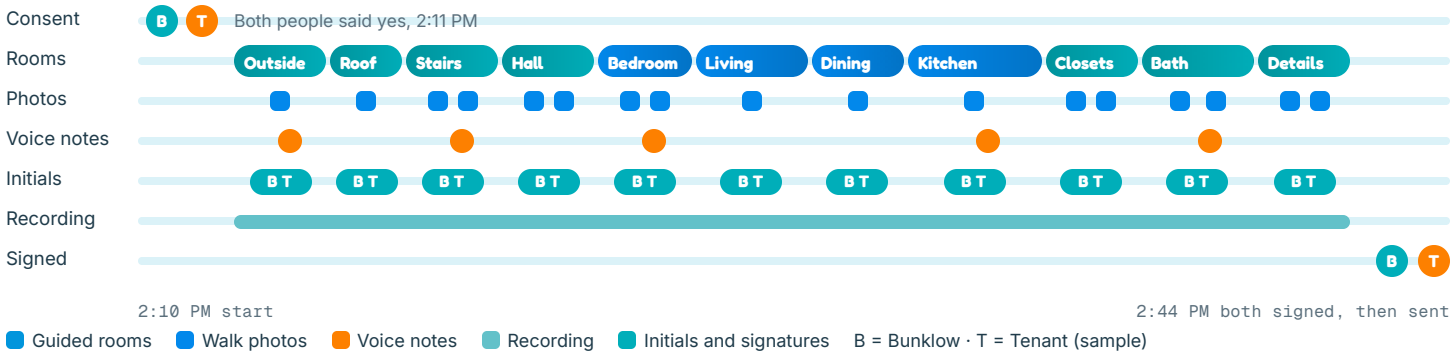
- **Plain notice up front:** Bunklow keeps no copy, and the walk is deleted from the phone after export.
- **Every Accept tap is logged** on the phone with who accepted and when.

THE STORY OF THE WALK Walk timeline, one strip, in order

WALK TIMELINE

From first tap to sent

34 min, timed



FOR A NEW TENANT

How a Walk works for a new tenant

Every step of one walk

Six steps, the same on every phone.

1

Open Walk on a phone

Go to www.bunklow.com/walk in the phone's browser. Nothing to install.

2

Read and accept

A short notice comes first. Scroll to the end and tap Accept. Every tap is logged on the phone.

3

Choose location and voice

Each person says yes or no. Both are optional, and each person chooses for themselves.

4

Walk room by room

Guided rooms in order. Rate each item New, Good, Fair or Poor, add a note and a photo.

5

Each person signs

Each person signs on their own phone, so every signature belongs to the person who made it.

6

Send in two steps

Share the report from the phone. Bunklow keeps no copy, and the walk is deleted from the phone after export.

What the new tenant gets

A dated, photo backed report of what the walker saw, room by room, with a fingerprint made from the walk data. The tenant keeps a copy and adds their own walk if they wish.

On move in day

The tenant opens Walk on their own phone, goes through the rooms with the walker, and signs there. In this sample, Bunklow walked and Tenant (sample) signed at move in.

Why it matters

Two people can look at the same scuff and see two different things. That is normal. Walk records what each person sees and chooses, with dated photos, so move in condition is on record and both sides start from the same room by room record.

Rooms in order · New, Good, Fair or Poor · A photo for each room · Each person signs

WALK SUMMARY

Ratings at a glance

1234 W Main St, Anytown, USA

New	Good	Fair	Poor
0	26	35	11
Looks new, no marks	Works and looks well	Light wear, normal for age	Worn or marked, worth a note

All 72 items

11 rooms, 17 photos



Room by room

Exterior	6 items, 1 photo		N 0 · G 2 · F 4 · P 0
Roofline	4 items, 1 photo		N 0 · G 2 · F 1 · P 1
Entry stairs	6 items, 2 photos		N 0 · G 2 · F 3 · P 1
Hallway	6 items, 2 photos		N 0 · G 2 · F 3 · P 1
Bedroom	6 items, 2 photos		N 0 · G 2 · F 3 · P 1
Living room	8 items, 1 photo		N 0 · G 3 · F 4 · P 1
Dining room	6 items, 1 photo		N 0 · G 3 · F 3 · P 0
Kitchen	10 items, 1 photo		N 0 · G 3 · F 5 · P 2
Pantry and closet	6 items, 2 photos		N 0 · G 2 · F 3 · P 1
Bathroom	8 items, 2 photos		N 0 · G 3 · F 4 · P 1
Details	6 items, 2 photos		N 0 · G 2 · F 2 · P 2

Ratings and notes on this preview show how a Walk report reads. They are not an inspection of this home. Photos are from a real Walk.

ROOM 1 OF 11

Exterior

6 items | 1 photo | Walker: Bunklow | Thu, Sep 14, 2023, 2:12 PM



2:12 PM to 2:14 PM | Initials B T | **Voice note 0:06** "Porch roof trim is worn"

6 items rated

New 0 | Good 2 | Fair 4 | Poor 0

Brick walls — Good
Brick face looks sound from this angle

Porch column — Good
Brick column with a light stone cap

Porch roof trim — Fair
Green paint is worn along the edge

Gutter — Fair
Brown gutter runs the full edge

Upper railing — Fair
Metal railing above the porch roof

Tree limbs — Fair
Branches sit close to the roofline

ROOM 2 OF 11

Roofline

4 items | 1 photo | Walker: Bunklow | Thu, Sep 14, 2023, 2:14 PM



2:14 PM to 2:16 PM Initials B T Recording on for the whole room

4 items rated

New 0 | Good 2 | Fair 1 | Poor 1

Cornice trim — Poor
Dark staining and wear along the cornice

Brick below the cornice — Good
Brick and mortar look intact

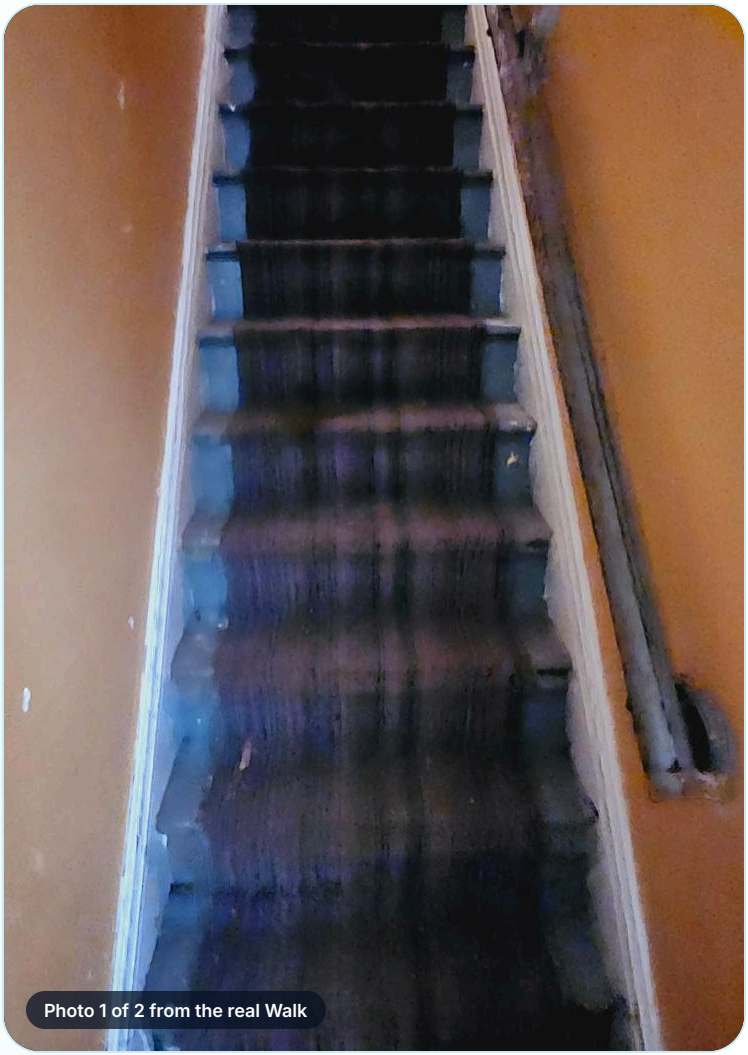
Gutter edge — Fair
Dark metal edge with some wear

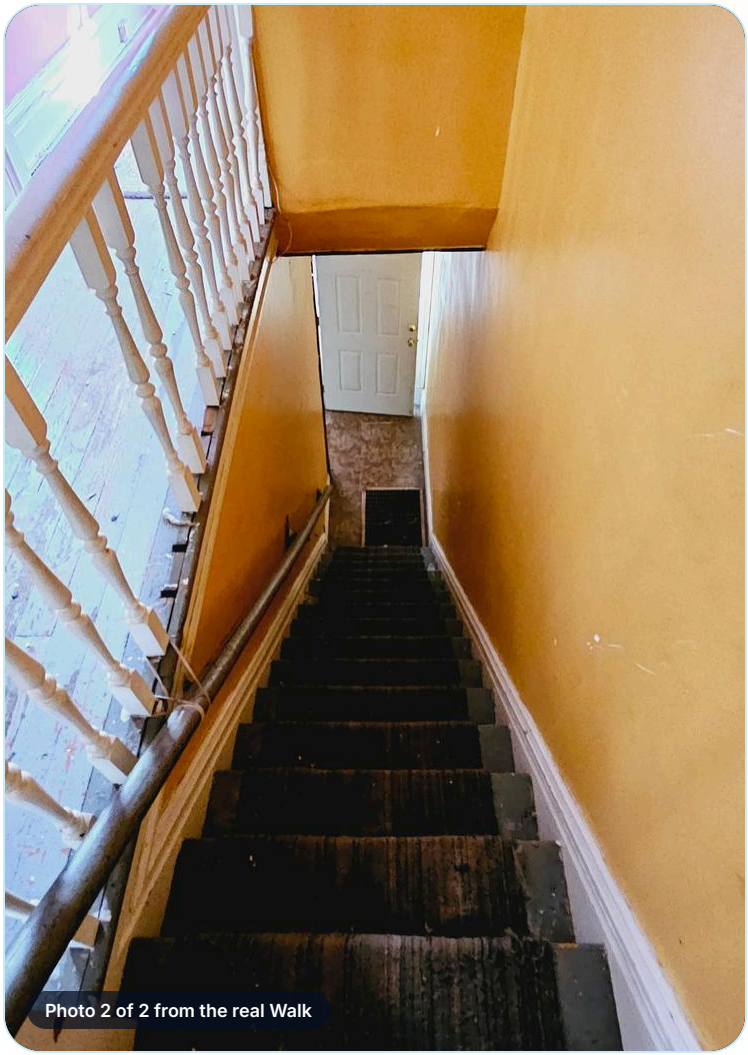
Arched brick — Good
Brick arch over the window looks intact

ROOM 3 OF 11

Entry stairs

6 items | 2 photos | Walker: Bunklow | Thu, Sep 14, 2023, 2:16 PM


Photo 1 of 2 from the real Walk


Photo 2 of 2 from the real Walk

2:16 PM to 2:19 PM | Initials B T | **Voice note 0:05** "Treads have a worn finish"

6 items rated

New 0 | Good 2 | Fair 3 | Poor 1

Stair treads — Poor
Worn finish and dark marks on the treads

Handrail — Fair
Wall mounted rail on one side

Walls — Fair
Gold paint with scuffs

Landing railing — Good
Wood posts and rail are in place

Landing window — Good
Glass looks clear

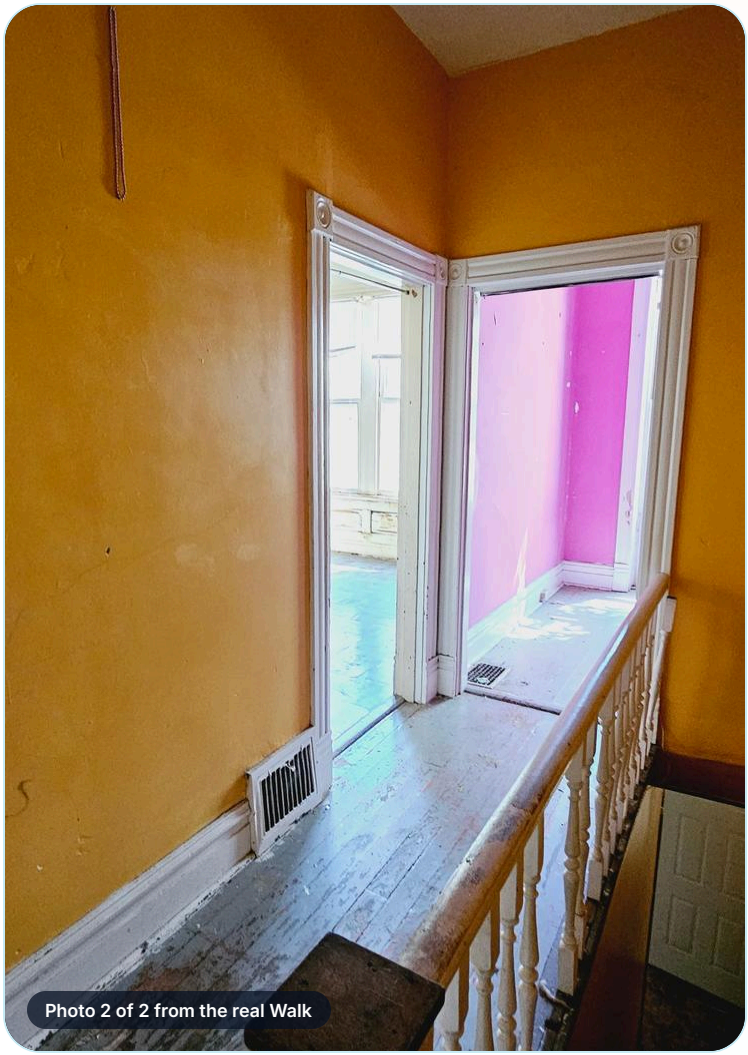
Door at the end — Fair
White door, closed

ROOM 4 OF 11

Hallway

6 items | 2 photos | Walker: Bunklow | Thu, Sep 14, 2023, 2:19 PM


Photo 1 of 2 from the real Walk


Photo 2 of 2 from the real Walk

2:19 PM to 2:21 PM | Initials B T | Recording on for the whole room

6 items rated

New 0 | Good 2 | Fair 3 | Poor 1

Walls — Fair
Gold paint with scuffs near the doorway

Floor — Poor
Finish is worn off in patches

Door trim — Good
Wood casing is intact and painted white

Baseboards — Fair
White trim with light wear

Hall railing — Good
Wood posts and top rail in place

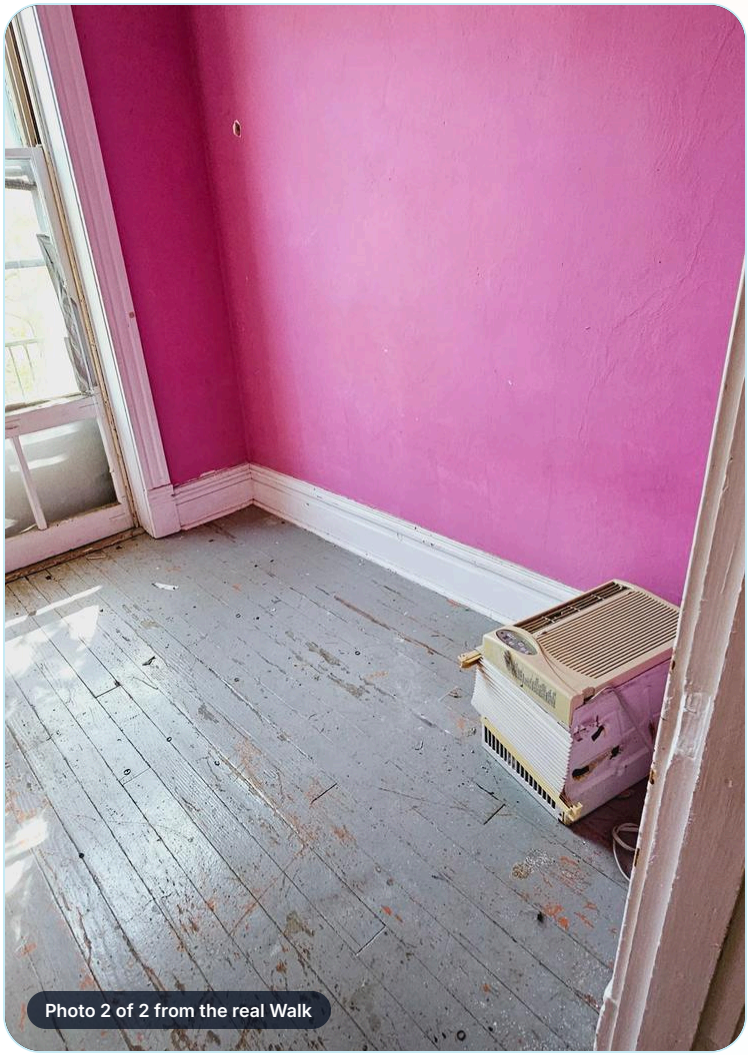
Floor vent — Fair
Vent cover in place

ROOM 5 OF 11

Bedroom

6 items | 2 photos | Walker: Bunklow | Thu, Sep 14, 2023, 2:21 PM


Photo 1 of 2 from the real Walk


Photo 2 of 2 from the real Walk

2:21 PM to 2:24 PM Initials B T **Voice note 0:08** “Ceiling fan is in place”

6 items rated

New 0 | Good 2 | Fair 3 | Poor 1

Walls — Fair
Bright pink paint with a few marks

Ceiling — Fair
Rough plaster with patchy paint

Floor — Poor
Gray paint is worn through in places

Tall window — Good
Glass looks clear, blinds in place

Ceiling fan — Good
Four blade fan with a light

Window air conditioner — Fair
Unit sits on the floor by the window

ROOM 6 OF 11

Living room

8 items | 1 photo | Walker: Bunklow | Thu, Sep 14, 2023, 2:24 PM



2:24 PM to 2:27 PM | Initials B T | Recording on for the whole room

8 items rated

New 0 | Good 3 | Fair 4 | Poor 1

Walls — Fair
Cream paint with nail holes and a patch

Ceiling — Fair
Plain plaster, light marks

Floor — Fair
Dark painted boards with wear

Windows — Good
Two tall windows with blinds

Fireplace — Good
White mantel and green tile surround

Exposed brick — Good
Brick chimney face above the mantel

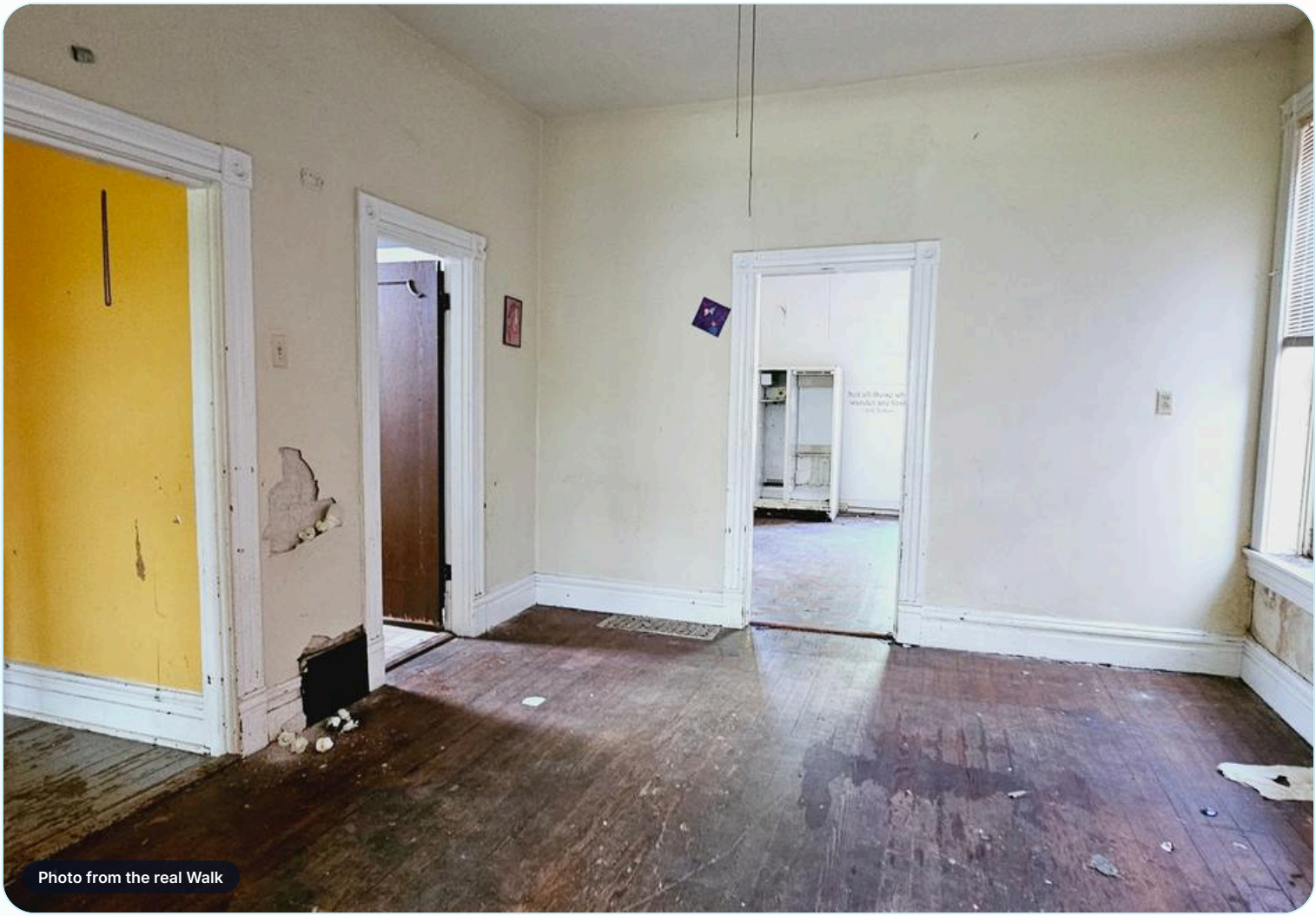
Window air conditioner — Fair
Unit sits on the floor

Window panel — Poor
Paint is peeling on the wood below the sill

ROOM 7 OF 11

Dining room

6 items | 1 photo | Walker: Bunklow | Thu, Sep 14, 2023, 2:27 PM



2:27 PM to 2:29 PM | Initials B T | Recording on for the whole room

6 items rated

New 0 | Good 3 | Fair 3 | Poor 0

Walls — Fair
Cream paint with a few marks

Floor — Fair
Hardwood with dark stains in places

Ceiling — Good
Plain, with a fan fixture

Window — Good
Tall window with blinds

Doorways — Good
Open to the hall, closet and kitchen

Baseboards — Fair
White trim with light wear

ROOM 8 OF 11

Kitchen

10 items | 1 photo | Walker: Bunklow | Thu, Sep 14, 2023, 2:29 PM



Photo from the real Walk

2:29 PM to 2:33 PM | Initials B T | **Voice note 0:07** "Range and sink are in place"

10 items rated

New 0 | Good 3 | Fair 5 | Poor 2

Floor — Fair
Brick pattern floor, dusty with chips

Walls — Poor
Plaster has stains and patches

Cabinets — Fair
Small run of wood base cabinets

Wall cabinets — Fair
Two small wood cabinets on the brick

Countertop — Fair
Plain white top with dust

Sink — Good
Two bowl steel sink

Range — Fair
White electric range

Refrigerator — Poor
Old unit stands open on the right

Back door — Good
Door with a glass pane

Window — Good
Window with blinds over the sink

ROOM 9 OF 11

Pantry and closet

6 items | 2 photos | Walker: Bunklow | Thu, Sep 14, 2023, 2:33 PM


Photo 1 of 2 from the real Walk


Photo 2 of 2 from the real Walk

2:33 PM to 2:35 PM | Initials B T | Recording on for the whole room

6 items rated

New 0 | Good 2 | Fair 3 | Poor 1

Pantry shelves — Good
Wood shelves look sturdy

Pantry wall — Fair
Pegboard backing with some wear

Pantry floor — Fair
Brick pattern floor

Closet shelves — Good
White painted shelves, solid

Closet wall — Poor
Plaster is missing near the top shelf

Closet door — Fair
Painted wood door, brass knob

ROOM 10 OF 11

Bathroom

8 items | 2 photos | Walker: Bunklow | Thu, Sep 14, 2023, 2:35 PM

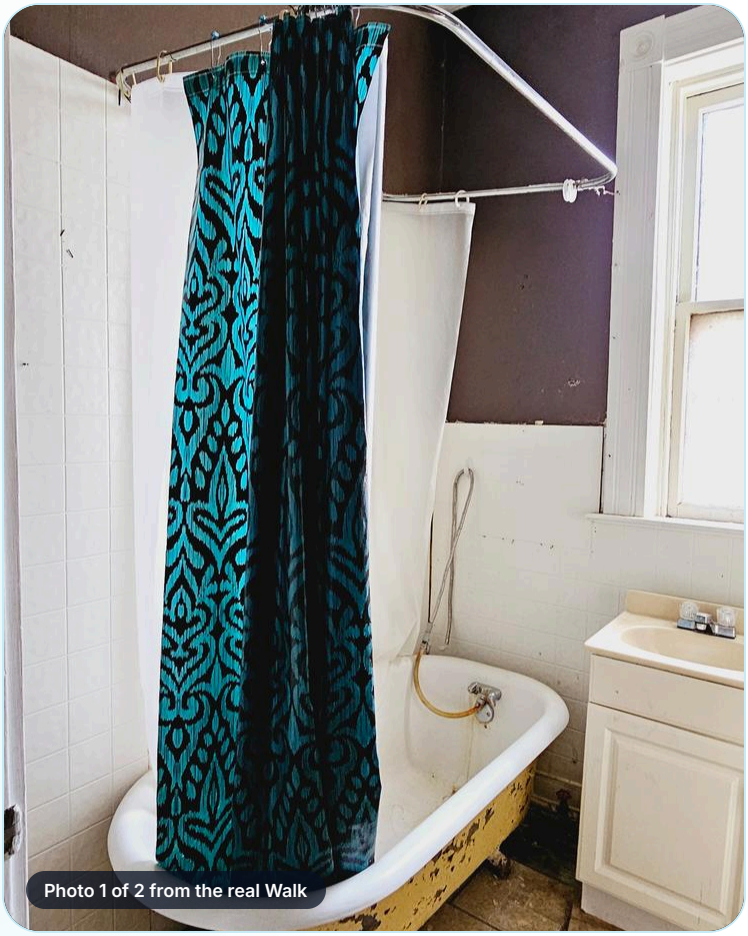

Photo 1 of 2 from the real Walk


Photo 2 of 2 from the real Walk

2:35 PM to 2:39 PM | Initials B T | **Voice note 0:05** “Tile is missing near the tub”

8 items rated

New 0 | Good 3 | Fair 4 | Poor 1

Tub — Fair
Clawfoot tub, yellow base paint is chipped

Shower rod and curtain — Good
Round rod with a teal curtain

Toilet — Fair
White toilet with the seat in place

Vanity and sink — Good
Small white vanity with a sink

Floor — Poor
Tile pattern with a few missing pieces

Walls — Fair
Dark paint above white tile

Wall tile — Fair
White tile, trim missing in one spot

Window — Good
Window above the tub, glass looks clear

ROOM 11 OF 11

Details

6 items | 2 photos | Walker: Bunklow | Thu, Sep 14, 2023, 2:39 PM


Photo 1 of 2 from the real Walk


Photo 2 of 2 from the real Walk

2:39 PM to 2:41 PM | Initials B T | Recording on for the whole room

6 items rated

New 0 | Good 2 | Fair 2 | Poor 2

Sink bowls — Good
Steel bowls, dust only

Faucet — Fair
Two handle faucet, light wear

Counter edge — Fair
White top with dust and wear

Brick backsplash — Good
Exposed brick, mortar intact

Window sill — Poor
Paint flaking and dirt on the sill

Wall under the sill — Poor
Water stain and cracks in the plaster

KEYS, DETECTORS, METERS, LABELS

Move in checks

Four checks made during the walk, each with a recorded result.

Keys and remotes

Counted at the door, both people present

Door keys 2 counted	Counted
Mailbox key 1 counted	Counted

Smoke and CO detectors

Each one tested by pressing the test button

Smoke detector, bedroom Test tone heard	Pass
Smoke detector, entry stairs Test tone heard	Pass
Smoke detector, hallway Test tone heard	Pass
Carbon monoxide detector, hallway Test tone heard	Pass

Utility meters

Sample readings taken at move in

Electric meter 26,090 kWh	Read
Gas meter 2,415 CCF	Read
Water meter 2,225 CF	Read

Appliance labels

Label photographed, make recorded, no serial kept

Range Range	Recorded
Refrigerator Refrigerator	Recorded

What this page records

11 entries across four checks. Keys are counted and the count is written down. Each detector is tested and gets its own pass result. Meter readings and appliance makes are noted so both people start move in from the same record. Sample walk: values shown demonstrate a complete Walk.

Keys counted · Detectors tested · Meters read · Labels recorded, make only

THE WALK RECORD

Consent, notes and log

Consent, location, voice notes, recording, initials and the action log, all kept on the phone.

Before and during the walk

Spoken consent
Bunklow and Tenant (sample), 2:11 PM

Location
Anytown, city level only

Read to the end
Both people, then Accept tapped

Outside time stamp
Received 2:45 PM PT for the walk, PDF and photos

5 voice notes

Exterior	“Porch roof trim is worn”	2:13 PM · 0:06
Entry stairs	“Treads have a worn finish”	2:18 PM · 0:05
Bedroom	“Ceiling fan is in place”	2:23 PM · 0:08
Kitchen	“Range and sink are in place”	2:32 PM · 0:07
Bathroom	“Tile is missing near the tub”	2:37 PM · 0:05

Recording and initials

Recording on from 2:12 PM to 2:41 PM. Initials B and T added in all 11 rooms. Signed by Bunklow at 2:42 PM and by Tenant (sample) at 2:43 PM.

Action log

19 of 67 entries shown, in order

2:10 PM	Walk opened on the walker's phone, move in
2:10 PM	Notice read to the end by Bunklow
2:10 PM	Accept tapped by Bunklow
2:11 PM	Notice read to the end by Tenant (sample)
2:11 PM	Accept tapped by Tenant (sample)
2:11 PM	Location confirmed, Anytown, city level only
2:11 PM	Spoken consent recorded, Bunklow
2:12 PM	Spoken consent recorded, Tenant (sample)
2:12 PM	Recording started
2:12 PM	Room opened: Exterior
2:13 PM	Voice note saved: Exterior, 0:06
2:14 PM	Keys counted: 2 door keys, 1 mailbox key
2:24 PM	Detectors tested: 4 of 4 passed
2:32 PM	Appliance labels recorded, make only
2:39 PM	Meters read: electric, gas and water
2:41 PM	Recording stopped
2:42 PM	Signed by Bunklow
2:43 PM	Signed by Tenant (sample)
2:45 PM	Outside time stamp received

SIGNATURES

Signed by Bunklow and the tenant

Each person signed on their own phone.

Bunklow, the walker



Signed by Bunklow, Thursday, Sep 14, 2023, 2:42 PM PT

Signed

Tenant (sample)



Signed by Tenant (sample) at move in, 2:43 PM PT

Signed

Report fingerprint

Made from the walk data in this report.

`91e14c208cfe27fc8965e5af88d8ec05d5fefebbb91733164e89abd8dd9e3f9e`

Short form 91e1·4c20·8cfe

SHA 256

11
Rooms walked
Exterior to details, in order

72
Items recorded
A rating and a note for each

17
Photos
From the real Walk

2
Signatures
Bunklow and Tenant (sample) signed

How to read this report

Walk records what each person sees and chooses, with dated photos. It shows what was photographed, rated, noted and signed on the walk. Keep both reports in the lease file, the one made at move in and the one made at move out. Detail is our spine. Compassion is our soul.

Bunklow keeps no copy

Each person chooses their options

Fingerprint made from the walk data

Affordable living. Simplified

A Walk report for Owner (sample), made room by room with a New, Good, Fair or Poor rating on each item and a photo for each room. Bunklow walked and Tenant (sample) signed at move in.

Sample walk: values shown demonstrate a complete Walk.

Try a Walk

Open www.bunklow.com/walk on a phone and start a move in walk. Each person signs on their own phone.

www.bunklow.com/walk

This home

1234 W Main St, Anytown, USA
Owner (sample)

Thu, Sep 14, 2023
Walker: Bunklow

Report fingerprint

`91e14c208cfe27fc8965e5af88d8ec05d5fefebbb91733164e89abd8dd9e3f9e`

Made from the walk data in this report.

Prepared for Owner (sample)

1234 W Main St, Anytown, USA

Photos from a real Walk
A sample report