



RESIDENTIAL LEASE INVENTORY AND CONDITION FORM

Concerning the Property at: _____

Complete the move-in section of this form and return it to your Landlord within the time required by your lease. All items are presumed to be in good condition unless noted otherwise. Test all locks, window latches, smoke detectors, and equipment. This form is not a repair request. Submit all requests for repairs separately in accordance with your lease. The Landlord may also use this form upon move-out. Keep a copy for your records.

<u>A. Exterior Items</u>	<u>Move-In Comments</u>	<u>Landlord's Move-Out Comments</u>
Mailbox	_____	_____
Fences & Gates	_____	_____
Pool/Spa & Equip.	_____	_____
Sheds & Outbuildings	_____	_____
Lawn, Trees, Shrubs	_____	_____
Irrigation System	_____	_____
Exterior Faucets	_____	_____
Roof & Gutters	_____	_____
Siding & Paint	_____	_____
Driveway	_____	_____
Exterior Doors	_____	_____
Door Bell	_____	_____
Exterior Lights	_____	_____
Patio or Deck	_____	_____
Water Shut-Off Valve	_____	_____
Electrical Breakers	_____	_____
Other	_____	_____
<u>B. Garage</u>	<u>Move-In Comments</u>	<u>Landlord's Move-Out Comments</u>
Ceilings & Walls	_____	_____
Floor	_____	_____
Light Fixtures	_____	_____
Cabinets & Shelves	_____	_____
Auto Door Openers	_____	_____
Remotes for Doors	_____	_____
Door to Dwelling	_____	_____
Other Doors	_____	_____
Storage Room	_____	_____
Other	_____	_____
<u>C. Entry</u>	<u>Move-In Comments</u>	<u>Landlord's Move-Out Comments</u>
Ceilings & Walls	_____	_____
Paint & Wallpaper	_____	_____
Doors (locks/stops/knobs)	_____	_____
Light Fixtures	_____	_____
Windows/Screens/Latches	_____	_____
Plugs & Switches	_____	_____
Closet Shelves & Rods	_____	_____
Smoke Detector	_____	_____
Other	_____	_____

<u>D. Living Room</u>	<u>Move-In Comments</u>	<u>Landlord's Move-Out Comments</u>
Ceilings & Walls		
Paint & Wallpaper		
Doors (locks/stops/knobs)		
Floorings		
Lights & Ceiling Fans		
Windows/Screens/Latches		
Plugs & Switches		
Fireplace/Logs/Equip.		
Cabinets		
Drapes/Blinds/Shutters		
Smoke Detector		
Other		

<u>E. Dining Room</u>	<u>Move-In Comments</u>	<u>Landlord's Move-Out Comments</u>
Ceilings & Walls		
Paint & Wallpaper		
Doors (locks/stops/knobs)		
Floorings		
Lights & Ceiling Fans		
Windows/Screens/Latches		
Plugs & Switches		
Fireplace/Logs/Equip.		
Cabinets		
Drapes/Blinds/Shutters		
Smoke Detector		
Other		

<u>F. Kitchen & Breakfast</u>	<u>Move-In Comments</u>	<u>Landlord's Move-Out Comments</u>
Ceilings & Walls		
Drapes/Blinds/Shutters		
Paint & Wallpaper		
Doors (locks/stops/knobs)		
Lights & Ceiling Fans		
Windows/Screens/Latches		
Plugs & Switches		
Pantry & Shelves		
Smoke Detector		
Cabinets & Hardware		
Drawers & Hardware		
Countertops		
Range/Cooktop		
Oven (racks, knobs, broiler, lights)		
Vent Hood (filter, light, fan)		
Microwave		
Dishwasher		
Garbage Disposal		
Sink & Faucet		
Refrigerator (shelves, drawers, light)		
Other		

G. <u>Halls</u>	<u>Move-In Comments</u>	<u>Landlord's Move-Out Comments</u>
Ceilings & Walls		
Paint & Wallpaper		
Doors (locks/stops/knobs)		
Floorings		
Light Fixtures		
Plugs & Switches		
Closet Shelves & Rods		
Smoke Detector		
Other		

H. <u>Family Room</u>	<u>Move-In Comments</u>	<u>Landlord's Move-Out Comments</u>
Ceilings & Walls		
Paint & Wallpaper		
Doors (locks/stops/knobs)		
Floorings		
Lights & Ceiling Fans		
Windows/Screens/Latches		
Drapes/Blinds/Shutters		
Plugs & Switches		
Closet Shelves & Rods		
Cabinets		
Fireplace/Logs/Equip.		
Smoke Detector		
Other		

I. <u>Master Bedroom (1)</u>	<u>Move-In Comments</u>	<u>Landlord's Move-Out Comments</u>
Ceilings & Walls		
Paint & Wallpaper		
Doors (locks/stops/knobs)		
Floorings		
Lights & Ceiling Fans		
Windows/Screens/Latches		
Drapes/Blinds/Shutters		
Plugs & Switches		
Closet Shelves & Rods		
Cabinets		
Smoke Detector		
Other		

J. <u>Master Bathroom (1)</u>	<u>Move-In Comments</u>	<u>Landlord's Move-Out Comments</u>
Ceilings & Walls		
Paint & Wallpaper		
Doors (locks/stops/knobs)		
Floorings		
Lights & Fans		
Windows/Screens/Latches		
Drapes/Blinds/Shutters		
Plugs & Switches		
Closet Shelves & Rods		
Cabinets & Hardware		
Countertops		
Sinks/Faucets/Stoppers		
Tub/Shower & Faucets		
Grout & Chaulking		
Toilet/Lid/Seat/Paper Holder		
Heaters & Exhaust Fans		
Towel Fixtures		
Other		

K. <u>Bedroom</u> (2)	<u>Move-In Comments</u>	<u>Landlord's Move-Out Comments</u>
Ceilings & Walls		
Paint & Wallpaper		
Doors (locks/stops/knobs)		
Floorings		
Lights & Ceiling Fans		
Windows/Screens/Latches		
Drapes/Blinds/Shutters		
Plugs & Switches		
Closet Shelves & Rods		
Cabinets		
Smoke Detector		
Other		

L. <u>Bedroom</u> (3)	<u>Move-In Comments</u>	<u>Landlord's Move-Out Comments</u>
Ceilings & Walls		
Paint & Wallpaper		
Doors (locks/stops/knobs)		
Floorings		
Lights & Ceiling Fans		
Windows/Screens/Latches		
Drapes/Blinds/Shutters		
Plugs & Switches		
Closet Shelves & Rods		
Cabinets		
Smoke Detector		
Other		

M. <u>Bedroom</u> (4)	<u>Move-In Comments</u>	<u>Landlord's Move-Out Comments</u>
Ceilings & Walls		
Paint & Wallpaper		
Doors (locks/stops/knobs)		
Floorings		
Lights & Ceiling Fans		
Windows/Screens/Latches		
Drapes/Blinds/Shutters		
Plugs & Switches		
Closet Shelves & Rods		
Cabinets		
Smoke Detector		
Other		

N. <u>Bathroom</u> (2)	<u>Move-In Comments</u>	<u>Landlord's Move-Out Comments</u>
Ceilings & Walls		
Paint & Wallpaper		
Doors (locks/stops/knobs)		
Floorings		
Lights & Fans		
Windows/Screens/Latches		
Drapes/Blinds/Shutters		
Plugs & Switches		
Closet Shelves & Rods		
Cabinets & Hardware		
Countertops		
Sinks/Faucets/Stoppers		
Tub/Shower & Faucets		
Grout & Chaulking		
Toilet/Lid/Seat/Paper Holder		
Heaters & Exhaust Fans		
Towel Fixtures		
Other		

O. <u>Bathroom</u> (3)	<u>Move-In Comments</u>	<u>Landlord's Move-Out Comments</u>
Ceilings & Walls		
Paint & Wallpaper		
Doors (locks/stops/knobs)		
Floorings		
Lights & Fans		
Windows/Screens/Latches		
Drapes/Blinds/Shutters		
Plugs & Switches		
Closet Shelves & Rods		
Cabinets & Hardware		
Countertops		
Sinks/Faucets/Stoppers		
Tub/Shower & Faucets		
Grout & Chaulking		
Toilet/Lid/Seat/Paper Holder		
Heaters & Exhaust Fans		
Towel Fixtures		
Other		

P. <u>Utility Room</u>	<u>Move-In Comments</u>	<u>Landlord's Move-Out Comments</u>
Ceilings & Walls		
Paint & Wallpaper		
Doors (locks/stops/knobs)		
Floorings		
Lights & Fans		
Windows/Screens/Latches		
Plugs & Switches		
Closet Shelves & Rods		
Cabinets & Hardware		
Countertops		
Sinks/Faucets/Stoppers		
Grout & Chaulking		
Washer & Dryer		
W & D Connections		
Smoke Detector		
Other		

Q. <u>Other</u>	<u>Move-In Comments</u>	<u>Landlord's Move-Out Comments</u>
Central AC & Heat (units, filters, thermostats)		
Window A/C Units		
Space or Wall Heaters		
Water Heater		
Water Softener		
Alarm System		
Central Vacuum		
Other		

Smoke Detectors: # _____ Tested? ____ Yes ____ No Working? ____ Yes ____ No
 Door Locks on all exterior doors tested? (including but not limited to patio doors, door from house to garage, front door and rear doors)
 ____ Yes ____ No Working? ____ Yes ____ No

R. <u>Number of Keys:</u>	<u>Received</u>	<u>Returned</u>
Door keys	_____	_____
Mailbox keys	_____	_____
Security Cards	_____	_____
Garage door remotes	_____	_____
Laundry room keys	_____	_____
Recreational Facilities keys	_____	_____

The undersigned acknowledges that the above is an accurate assessment of the condition of the property as of the date signed.

Return Form to:

 Tenant Date

 Tenant Date

 Tenant Date

 Tenant Date

For Landlord's Use: This form was returned to Landlord on _____(date) _____(Landlord or Manager's signature)
