



*Within 48 hours after move-in, you must note on this form all defects, damage, or safety or pest-related concerns and return it to our representative. Otherwise, everything will be considered to be in a clean, safe, and good working condition. Please mark through items listed below or put "none" if the items don't exist. This form protects both you (the resident) and us (the owner). We'll use it in determining what should and should not be considered your responsibility upon move-out. You are entitled to a copy of this form after it is filled out and signed by you and us.*

☐ Move-In or ☐ Move-Out Condition (Check one)

## Living Room

Walls \_\_\_\_\_

Wallpaper \_\_\_\_\_

Plugs, switches, A/C vents \_\_\_\_\_

Woodwork/baseboards \_\_\_\_\_

Ceiling \_\_\_\_\_

Light fixtures, bulbs \_\_\_\_\_

Floor/carpet \_\_\_\_\_

Doors, stops, locks \_\_\_\_\_

Windows, latches, screens \_\_\_\_\_

Window coverings \_\_\_\_\_

Closets, rods, shelves \_\_\_\_\_

Closet lights, fixtures \_\_\_\_\_

Lamps, bulbs \_\_\_\_\_

Water stains or mold on walls, ceilings or baseboards \_\_\_\_\_

Other \_\_\_\_\_

## Kitchen

Walls \_\_\_\_\_

Wallpaper \_\_\_\_\_

Plugs, switches, A/C vents \_\_\_\_\_

Woodwork/baseboards \_\_\_\_\_

Ceiling \_\_\_\_\_

Light fixtures, bulbs \_\_\_\_\_

Floor/carpet \_\_\_\_\_

Doors, stops, locks \_\_\_\_\_

Windows, latches, screens \_\_\_\_\_

Window coverings \_\_\_\_\_

Cabinets, drawers, handles \_\_\_\_\_

Countertops \_\_\_\_\_

Stove/oven, trays, pans, shelves \_\_\_\_\_

Vent hood \_\_\_\_\_

Refrigerator, trays, shelves \_\_\_\_\_

Refrigerator light, crisper \_\_\_\_\_

Dishwasher, dispensers, racks \_\_\_\_\_

Sink/disposal \_\_\_\_\_

Microwave \_\_\_\_\_

Plumbing leaks, water stains or mold on walls, ceilings or baseboards \_\_\_\_\_

Other \_\_\_\_\_

## General Items

Thermostat \_\_\_\_\_

Cable TV or master antenna \_\_\_\_\_

Cable wires \_\_\_\_\_

A/C filter \_\_\_\_\_

Washer/dryer \_\_\_\_\_

Garage door \_\_\_\_\_

Ceiling fans \_\_\_\_\_

Exterior doors, screens/screen doors, doorbell \_\_\_\_\_

\_\_\_\_\_

Fireplace \_\_\_\_\_

Other \_\_\_\_\_

## Dining Room

Walls \_\_\_\_\_

Wallpaper \_\_\_\_\_

Plugs, switches, A/C vents \_\_\_\_\_

Woodwork/baseboards \_\_\_\_\_

Ceiling \_\_\_\_\_

Light fixtures, bulbs \_\_\_\_\_

Floor/carpet \_\_\_\_\_

Doors, stops, locks \_\_\_\_\_

Windows, latches, screens \_\_\_\_\_

Window coverings \_\_\_\_\_

Closets, rods, shelves \_\_\_\_\_

Closet lights, fixtures \_\_\_\_\_

Water stains or mold on walls, ceilings or baseboards \_\_\_\_\_

Other \_\_\_\_\_

~~Halls~~

Walls \_\_\_\_\_

Wallpaper \_\_\_\_\_

Plugs, switches, A/C vents \_\_\_\_\_

Woodwork/baseboards \_\_\_\_\_

Ceiling \_\_\_\_\_

Light fixtures, bulbs \_\_\_\_\_

Floor/carpet \_\_\_\_\_

Doors, stops, locks \_\_\_\_\_

Closets, rods, shelves \_\_\_\_\_

Closet lights, fixtures \_\_\_\_\_

Water stains or mold on walls, ceilings or baseboards \_\_\_\_\_

Other \_\_\_\_\_

### Exterior (if applicable)

Patio/yard \_\_\_\_\_  
Fences/gates \_\_\_\_\_  
Faucets \_\_\_\_\_  
Balconies \_\_\_\_\_  
Other \_\_\_\_\_

**Bedroom** (describe which one): \_\_\_\_\_

Walls \_\_\_\_\_

Wallpaper \_\_\_\_\_

Plugs, switches, A/C vents \_\_\_\_\_

Woodwork/baseboards \_\_\_\_\_

Ceiling \_\_\_\_\_

Light fixtures, bulbs \_\_\_\_\_

Floor/carpet \_\_\_\_\_

Doors, stops, locks \_\_\_\_\_

Windows, latches, screens \_\_\_\_\_

Window coverings \_\_\_\_\_

Closets, rods, shelves \_\_\_\_\_

Closet lights, fixtures \_\_\_\_\_

Water stains or mold on walls, ceilings or baseboards \_\_\_\_\_

Other \_\_\_\_\_

Bedroom (describe which one): Walls Wallpaper Plugs, switches, A/C vents Woodwork/baseboards Ceiling Light fixtures, bulbs Floor/carpet Doors, stops, locks Windows, latches, screens Window coverings Closets, rods, shelves Closet lights, fixtures Water stains or mold on walls, ceilings or baseboards Other

Bath (describe which one): Walls Wallpaper Plugs, switches, A/C vents Woodwork/baseboards Ceiling Light fixtures, bulbs Exhaust fan/heater Floor/carpet Doors, stops, locks Windows, latches, screens Window coverings Sink, faucet, handles, stopper Countertops Mirror Cabinets, drawers, handles Toilet, paper holder Bathtub, enclosure, stopper Shower, doors, rods Tile Plumbing leaks, water stains or mold on walls, ceilings or baseboards Other

Half Bath Walls Wallpaper Plugs, switches, A/C vents Woodwork/baseboards Ceiling Light fixtures, bulbs Exhaust fan/heater Floor/carpet Doors, stops, locks Windows, latches, screens Window coverings Sink, faucet, handles, stopper Countertops Mirror Cabinets, drawers, handles Toilet, paper holder Tile Plumbing leaks, water stains or mold on walls, ceilings or baseboards Other

Bedroom (describe which one): Walls Wallpaper Plugs, switches, A/C vents Woodwork/baseboards Ceiling Light fixtures, bulbs Floor/carpet Doors, stops, locks Windows, latches, screens Window coverings Closets, rods, shelves Closet lights, fixtures Water stains or mold on walls, ceilings or baseboards Other

Bath (describe which one): Walls Wallpaper Plugs, switches, A/C vents Woodwork/baseboards Ceiling Light fixtures, bulbs Exhaust fan/heater Floor/carpet Doors, stops, locks Windows, latches, screens Window coverings Sink, faucet, handles, stopper Countertops Mirror Cabinets, drawers, handles Toilet, paper holder Bathtub, enclosure, stopper Shower, doors, rods Tile Plumbing leaks, water stains or mold on walls, ceilings or baseboards Other

Safety or Pest-Related Items (Put "none" if item does not exist) Door knob locks Keyed deadbolt locks Keyless deadbolts Keyless bolting devices Sliding door latches Sliding door security bars Sliding door pin locks Doorviewers Window latches Porch and patio lights Smoke alarms (push button to test) Other detectors Alarm system Fire extinguishers (look at charge level—BUT DON'T TEST!) Garage door opener Gate access card(s) Other Pest-related concerns

Date of Move-In: or Date of Move-Out:

**Acknowledgment.** You agree you will complete and submit this form in accordance with this Lease and our Community Policies. You acknowledge you will inspect and test all the safety-related items (if in the dwelling), as well as smoke alarms and any other detector(s), and confirm that they are working, except as noted on your completed Inventory and Condition Form. All items will be assumed to be in good condition unless otherwise noted. You acknowledge you will receive written operating instructions on the alarm system and gate access entry systems (if there are any). You acknowledge that you will inspect the dwelling and confirm no signs of bed bugs or other pests are present, or that you will report any bed bug or pest issues through a work order or other repair request.

*In signing below, you acknowledge receipt of this form and accept the responsibility for completing it as part of the Lease Contract. You agree that, either after completion or 48 hours after move-in without returning this form (whichever comes first), it accurately reflects the condition of the premises for purposes of determining any refund due to you when you move out.*

Resident or Resident's Agent: Owner or Owner's Representative: Date of Signing: Date of Signing:

FOR OFFICE USE ONLY.

Date completed form was received: Received by: