

# RESIDENTIAL LEASE INVENTORY AND CONDITION FORM – TMWALKER

INVENTORY AND CONDITION FORM CONCERNING THE PREMISES

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. Landlord may also use this form upon move-out. Keep a copy for your records. *Note any defects in the items listed below.***

A. <u>Exterior Items</u>	<u>Move-In Comments</u>	<u>Landlords Move-Out Comments</u>
Mailbox		
Fences & Gates		
Pool/Spa & Equip.		
Lawn, Trees & Shrubs		
Undgrd. Lawn Sprinkler		
Exterior Faucets		
Roof & Gutters		
Siding & Paint		
Driveway		
Front Door		
Door Knob & Lock		
Light/Bulb		
Door Bell		
Back Door		
Door Knob & Lock		
Light Bulb		
Patio or Deck		
Patio Door		
Door Knob & Lock		
Light Bulb		
Other		

Other

Water Shut-Off Valve Located?  yes  no      Electrical Breakers Located?  yes  no

B. <u>Garage</u>	<u>Move-In Comments</u>	<u>Landlords Move-Out Comments</u>
Ceilings & Walls		
Floor		
Auto Door Opener		
Safety Reversal		
Remotes		
Garage Doors		
Exterior Doors & Stops		
Storage Room		
Other		

C. <u>Entry</u>	<u>Move-In Comments</u>	<u>Landlords Move-Out Comments</u>
Ceiling & Walls Paint & Wallpaper Doors & Door Stops Door Locks & Knobs Flooring Light Fixtures Windows & Screens Window Latches Plugs & Switches Closet Shelves & Rods Other	_____ _____ _____ _____ _____ _____ _____ _____ _____ _____ _____	_____ _____ _____ _____ _____ _____ _____ _____ _____ _____ _____
D. <u>Living Room</u> Ceiling & Walls Paint & Wallpaper Doors & Door Stops Door Locks & Knobs Flooring Lights & Ceiling Fans Windows & Screens Window Latches Drapes/Blinds/Shutters Plugs & Switches Cabinets Fireplace Other	_____ _____	_____ _____
E. <u>Dining Room</u> Ceiling & Walls Paint & Wallpaper Doors & Door Stops Door Locks & Knobs Flooring Lights & Ceiling Fans Windows & Screens Window Latches Drapes/Blinds/Shutters Plugs & Switches Cabinets Fireplace Other	_____ _____	_____ _____
F. <u>Kitchen &amp; Breakfast</u> Ceiling & Walls Paint & Wallpaper Doors & Door Stops Door Locks & Knobs Flooring Lights & Ceiling Fans Windows & Screens Window Latches Drapes/Blinds/Shutters Plugs & Switches	_____ _____	_____ _____

	<u>Move-In Comments</u>	<u>Landlords Move-Out Comments</u>
Pantry & Shelves	_____	_____
Cabinets & Handles	_____	_____
Drawers & Handles	_____	_____
Countertops	_____	_____
Range/Cooktop	_____	_____
Microwave	_____	_____
Dishwasher	_____	_____
Oven	_____	_____
Racks & Knobs	_____	_____
Broiler & Pan	_____	_____
Light Cover & Bulb	_____	_____
Vent Hood	_____	_____
Light & Fan	_____	_____
Filter	_____	_____
Garbage Disposer	_____	_____
Sink & Faucet	_____	_____
Refrigerator	_____	_____
Shelves & Drawers	_____	_____
Light Cover & Bulb	_____	_____
Other	_____	_____
G. <u>Halls</u>		
Ceiling & Walls	_____	_____
Paint & Wallpaper	_____	_____
Doors & Door Stops	_____	_____
Door Locks & Knobs	_____	_____
Flooring	_____	_____
Light Fixtures	_____	_____
Plugs & Switches	_____	_____
Closet Shelves & Rods	_____	_____
Cabinets	_____	_____
Other	_____	_____
H. <u>Family Room</u>		
Ceiling & Walls	_____	_____
Paint & Wallpaper	_____	_____
Doors & Door Stops	_____	_____
Door Locks & Knobs	_____	_____
Flooring	_____	_____
Lights & Ceiling Fans	_____	_____
Windows & Screens	_____	_____
Window Latches	_____	_____
Drapes/Blinds/Shutters	_____	_____
Fireplace/Logs/Equip.	_____	_____
Other	_____	_____

	<u>Move-In Comments</u>	<u>Landlords Move-Out Comments</u>
<p>I.      <u>Master Bedroom (1)</u>  Ceiling &amp; Walls  Paint &amp; Wallpaper  Doors &amp; Door Stops  Door Locks &amp; Knobs  Flooring  Lights &amp; Ceiling Fans  Windows &amp; Screens  Window Latches  Drapes/Blinds/Shutters  Plugs &amp; Switches  Closet Shelves &amp; Rods  Cabinets  Other</p>	<hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>	<hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>
<p>J.      <u>Master Bathroom (1)</u>  Ceiling &amp; Walls  Paint &amp; Wallpaper  Doors/Locks/Knobs/Stops  Flooring  Lights &amp; Fans  Windows &amp; Screens  Window Latches  Drapes/Blinds/Shutters  Plugs &amp; Switches  Closet Shelves &amp; Rods  Cabinets &amp; Handles  Countertops  Sinks &amp; Faucets  Tub/Shower &amp; Faucets  Toilet/Lid/Seat/Paper Hldr.  Heaters &amp; Exhaust Fans  Towel Fixtures  Other</p>	<hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>	<hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>
<p>K.      <u>Bedroom (2)</u>  Ceiling &amp; Walls  Paint &amp; Wallpaper  Doors &amp; Door Stops  Door Locks &amp; Knobs  Flooring  Lights &amp; Ceiling Fans  Windows &amp; Screens  Window Latches  Drapes/Blinds/Shutters  Plugs &amp; Switches  Closet Shelves &amp; Rods  Cabinets  Other</p>	<hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>	<hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>

	<u>Move-In Comments</u>	<u>Landlords Move-Out Comments</u>
L. <u>Bedroom (3)</u> Ceiling& Walls Paint & Wallpaper Doors & Door Stops Door Locks & Knobs Flooring Lights & Ceiling Fans Windows & Screens Window Latches Drapes/Blinds/Shutters Plugs & Switches Closet Shelves & Rods Cabinets Other	<hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>	<hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>
M. <u>Bedroom (4)</u> Ceiling& Walls Paint & Wallpaper Doors & Door Stops Door Locks & Knobs Flooring Lights & Ceiling Fans Windows & Screens Window Latches Drapes/Blinds/Shutters Plugs & Switches Closet Shelves & Rods Cabinets Other	<hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>	<hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>
N. <u>Bathroom (2)</u> Ceiling& Walls Paint & Wallpaper Doors/Locks/Knobs/Stops Flooring Light Fixtures Windows & Screens Window Latches Drapes/Blinds/Shutters Plugs & Switches Closet Shelves & Rods Cabinets & Handles Countertops Sinks & Faucets Tub/Shower & Faucets Toilet/Lid/Seat/Paper Hldr Heaters & Exhaust Fans Towel Fixtures Other	<hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>	<hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>

	<u>Move-In Comments</u>	<u>Landlords Move-Out Comments</u>
<p>O. <u>Bathroom (3)</u>                      Ceiling &amp; Walls                      Paint &amp; Wallpaper                      Doors/Locks/Knobs/Stops                      Flooring                      Light Fixtures                      Windows &amp; Screens                      Window Latches                      Drapes/Blinds/Shutters                      Plugs &amp; Switches                      Closet Shelves &amp; Rods                      Cabinets &amp; Handles                      Countertops                      Sinks &amp; Faucets                      Tub/Shower &amp; Faucets                      Toilet/Lid/Seat/Paper Hldr                      Heaters &amp; Exhaust Fans                      Towel Fixtures                      Other</p>	_____	_____
	_____	_____
	_____	_____
	_____	_____
	_____	_____
	_____	_____
	_____	_____
	_____	_____
	_____	_____
	_____	_____
	_____	_____
	_____	_____
	_____	_____
	_____	_____
	_____	_____
	_____	_____
	<p>P. <u>Utility Room</u>                      Ceiling &amp; Walls                      Paint &amp; Wallpaper                      Doors &amp; Door Stops                      Door Locks &amp; Knobs                      Flooring                      Light Fixtures                      Plugs &amp; Switches                      Closet Shelves &amp; Rods                      Cabinets &amp; Handles                      Countertops                      Sinks &amp; Faucets                      Washer &amp; Dryer                      W &amp; D Connections                      Other</p>	_____
_____		_____
_____		_____
_____		_____
_____		_____
_____		_____
_____		_____
_____		_____
_____		_____
_____		_____
_____		_____
_____		_____
<p>Q. <u>Other</u>                      Central A/C &amp; Heat                      Filter                      Thermostat                      Window A/C Units                      Space or Wall Heaters                      Water Heater                      Water Softener                      Alarm System                      Central Vacuum                      Other</p>		_____
	_____	_____
	_____	_____
	_____	_____
	_____	_____
	_____	_____
	_____	_____
	_____	_____
	_____	_____
	_____	_____

**Smoke Detectors:** No. of Units: \_\_\_\_\_ 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

<b>R. Number of Keys:</b>	Received	Returned	Received	Returned
Door keys:	_____	_____	Garage Door Remotes:	_____
Mailbox keys:	_____	_____	Laundry Room Keys:	_____
Security Cards:	_____	_____	Recreational Facilities Keys/Cards:	_____

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

\_\_\_\_\_  
Tenant Ph: (h) \_\_\_\_\_ (mb) \_\_\_\_\_ Date

\_\_\_\_\_  
E-mail:

\_\_\_\_\_  
Tenant Ph: (h) \_\_\_\_\_ (mb) \_\_\_\_\_ Date

\_\_\_\_\_  
E-mail:

\_\_\_\_\_  
Tenant Ph: (h) \_\_\_\_\_ (mb) \_\_\_\_\_ Date

\_\_\_\_\_  
E-mail:

\_\_\_\_\_  
Tenant Ph: (h) \_\_\_\_\_ (mb) \_\_\_\_\_ Date

\_\_\_\_\_  
E-mail:

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