



**PROPERTY CONDITION FORM**  
**Hawaii Association of REALTORS® Standard Form**  
**Revised 12/18 For Release 5/19**

CLEAN - For use during  
 1/17/19 SFC Meeting



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Tenants \_\_\_\_\_  
 Property Reference or Address \_\_\_\_\_  
 Rental Term Beginning Date \_\_\_\_\_ Date of Check-in Inspection \_\_\_\_\_

This form has been completed by management. Please review and sign on the last page. Tenant has \_\_\_\_\_ (seven (7) if left blank) days from the beginning of occupancy to report any discrepancies. Failure to do so indicates acceptance of the condition as noted. You are responsible for any damage not noted on this form.

AREA	COMMENTS
<b>ENTRY</b>	
Flooring	
Baseboards	
Walls	
Ceiling	
Lights	
Switches/Outlets	
Closets	
Door/Frames	
Cable	
Window Coverings	
Windows	
Screens	
Curtain Rods	
Ceiling Fans/Remotes	
Air Conditioner	
Other	
Other	
<b>LIVING ROOM</b>	
Flooring	
Baseboards	
Walls	
Ceiling	
Lights	
Switches/Outlets	
Closets	
Door/Frames	
Cable	
Window Coverings	
Windows	
Screens	

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 TENANT'S INITIALS & DATE

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 LANDLORD'S INITIALS & DATE



<b>LIVING ROOM (Cont'd)</b>	<b>COMMENTS</b>
Curtain Rods	
Ceiling Fans/Remotes	
Air Conditioner	
Other	
Other	
<b>DINING ROOM</b>	
Flooring	
Baseboards	
Walls	
Ceiling	
Lights	
Switches/Outlets	
Closets	
Door/Frames	
Cable	
Window Coverings	
Windows	
Screens	
Curtain Rods	
Ceiling Fans/Remotes	
Air Conditioner	
Other	
Other	
<b>KITCHEN</b>	
Flooring	
Baseboards	
Ceiling	
Walls	
Door/Frames	
Lights	
Switches/Outlets	
Countertops	
Cabinets - Upper	
Cabinets - Lower	
Sink	
Faucet	
Garbage Disposal	
Dishwasher	
Refrigerator/Freezer	
Ice Maker/Ice Trays	
Microwave	
Microwave Hood	

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KITCHEN (Cont'd)	COMMENTS
Cooktop/Oven	
Hood/Fan	
Window Coverings	
Windows	
Screens	
Curtain Rod	
Other	
Other	
<b>OTHER ROOM</b>	
Flooring	
Baseboards	
Walls	
Ceiling	
Lights	
Switches/Outlets	
Closets	
Door/Frames	
Cable	
Window Coverings	
Windows	
Screens	
Curtain Rods	
Ceiling Fans/Remotes	
Air Conditioner	
Other	
Other	
<b>HALLWAY</b>	
Flooring	
Baseboards	
Ceiling	
Walls	
Closets	
Walls	
Doors/Frame	
Lights	
Switches/Outlets	
Smoke Detector	
Other	
Other	
<b>HALLWAY/STAIRWELL</b>	
Flooring	
Baseboards	

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HALLWAY/STAIRWELL (Cont'd)	COMMENTS
Ceiling	
Walls	
Closets	
Walls	
Doors/Frame	
Lights	
Switches/Outlets	
Other	
Other	
Stairwell	
Flooring	
Baseboards	
Ceiling	
Walls	
Closets	
Doors/Frame	
Lights	
Switches/Outlets	
Railing	
Window	
Screens	
Window Coverings	
Curtain Rod	
Smoke Detector	
Other	
Other	
<b>MASTER BEDROOM</b>	
Flooring	
Baseboards	
Walls	
Ceiling	
Lights	
Switches/Outlets	
Closets	
Door/Frames	
Cable	
Window Coverings	
Windows	
Screens	
Curtain Rods	
Ceiling Fans/Remotes	
Air Conditioner	

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MASTER BEDROOM (Cont'd)	COMMENTS
Smoke Detector	
Other	
Other	
<b>BEDROOM ( )</b>	
Flooring	
Baseboards	
Walls	
Ceiling	
Lights	
Switches/Outlets	
Closets	
Door/Frames	
Cable	
Window Coverings	
Windows	
Screens	
Curtain Rods	
Ceiling Fans/Remotes	
Air Conditioner	
Smoke Detector	
Other	
Other	
<b>BEDROOM ( )</b>	
Flooring	
Baseboards	
Walls	
Ceiling	
Lights	
Switches/Outlets	
Closets	
Door/Frames	
Cable	
Window Coverings	
Windows	
Screens	
Curtain Rods	
Ceiling Fans/Remotes	
Air Conditioner	
Smoke Detector	
Other	
Other	
<b>BEDROOM ( )</b>	

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<b>BEDROOM ( ) (Con'td)</b>	<b>COMMENTS</b>
Flooring	
Baseboards	
Walls	
Ceiling	
Lights	
Switches/Outlets	
Closets	
Door/Frames	
Cable	
Window Coverings	
Windows	
Screens	
Curtain Rods	
Ceiling Fans/Remotes	
Air Conditioner	
Smoke Detector	
Other	
Other	
<b>BEDROOM ( )</b>	
Flooring	
Baseboards	
Walls	
Ceiling	
Lights	
Switches/Outlets	
Closets	
Door/Frames	
Cable	
Window Coverings	
Windows	
Screens	
Curtain Rods	
Ceiling Fans/Remotes	
Air Conditioner	
Smoke Detector	
Other	
Other	
<b>BATHROOM ( )</b>	
Floors	
Baseboards	
Ceiling	
Walls	

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<b>BATHROOM ( ) (Cont'd)</b>	<b>COMMENTS</b>
Closets	
Doors/Frames	
Vent/Fan	
Lights	
Switches/Outlets	
Mirror	
Medicine Cabinet	
Shower	
Shower Rod/Door	
Bathtub	
Shower Faucet	
Shower Head	
Shower Drain	
Sink	
Sink Faucet	
Sink Drain/Stopper	
Cabinets	
Counter Tops	
Toilet	
Toilet Seat	
Towel Rack/Hooks	
Window Coverings	
Windows	
Screens	
Curtain Rod	
Other	
Other	
<b>BATHROOM ( )</b>	
Floors	
Baseboards	
Ceiling	
Walls	
Closets	
Doors/Frames	
Vent/Fan	
Lights	
Switches/Outlets	
Mirror	
Medicine Cabinet	
Shower	
Shower Rod/Door	
Bathtub	

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<b>BATHROOM ( ) (Cont'd)</b>	<b>COMMENTS</b>
Shower Faucet	
Shower Head	
Shower Drain	
Sink	
Sink Faucet	
Sink Drain/Stopper	
Cabinets	
Counter Tops	
Toilet	
Toilet Seat	
Towel Rack/Hooks	
Window Coverings	
Windows	
Screens	
Curtain Rod	
Other	
Other	
<b>BATHROOM ( )</b>	
Floors	
Baseboards	
Ceiling	
Walls	
Closets	
Doors/Frames	
Vent/Fan	
Lights	
Switches/Outlets	
Mirror	
Medicine Cabinet	
Shower	
Shower Rod/Door	
Bathtub	
Shower Faucet	
Shower Head	
Shower Drain	
Sink	
Sink Faucet	
Sink Drain/Stopper	
Cabinets	
Counter Tops	
Toilet	
Toilet Seat	

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<b>BATHROOM ( ) (Cont'd)</b>	<b>COMMENTS</b>
Towel Rack/Hooks	
Window Coverings	
Windows	
Screens	
Curtain Rod	
Other	
Other	
<b>MISCELLANEOUS</b>	
Pool - Plaster/Tile	
Spa	
Deck	
Equipment	
Other	
Other	
<b>GARAGE/CARPORT</b>	
Ceilings	
Walls	
Floors	
Door/Frame	
Lights	
Switches/Outlets	
Garage Door	
Garage Door Opener	
Closet/Closet Doors	
Cabinets	
Shelves	
Deep Sink	
Faucet	
Drain/Stopper	
Windows	
Screens	
Other	
Other	
<b>PARKING STALLS</b>	
Stall #1	
Stall #2	
Other	
Other	
<b>APPLIANCES</b>	<b>COMMENTS (Add Model Number and Description)</b>
Water Heater	
Washer	
Dryer	

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APPLIANCE (Cont'd)	COMMENTS (Add Model Number and Description)
Garbage Disposal	
Dishwasher	
Air Conditioner Unit	
Refrigerator	
Cooktop	
Oven	
Security System	
Other	
Other	
<b>EXTERIOR</b>	
Air Conditioner Unit	
Front Door	
Locks - Front Door	
Doorbell	
Front Porch	
Lighting	
Mailbox	
Back Door	
Locks - Back Door	
Fences	
Gates	
Other	
Other	
Other	
<b>LANAI/PATIO</b>	
Flooring	
Walls	
Ceiling	
Lights	
Switches/Outlets	
Railing	
<b>NUMBER OF KEYS</b>	
Door	
Security/Screen	
Deadbolt	
Mailbox	
Building Security	
Storage/Utility	
Parking/Garage	
Pool	
Remotes	
Other	

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NUMBER OF KEYS (Cont'd)	Comments
Other	

Tenant understands that at the time of ending date of Rental Agreement, Landlord may deduct from Tenant's security deposit the costs of cleaning, repairing, or restoring the items on this form to their beginning date condition, except for damage caused by ordinary wear and tear.

\_\_\_\_\_  
 Tenant's Signature Date Tenant's Signature Date

\_\_\_\_\_  
 Tenant's Signature Date Tenant's Signature Date

\_\_\_\_\_  
 Landlord's Signature Date

**TO BE COMPLETED AT CHECK-OUT INSPECTION BY LANDLORD**

Date of Check-out Inspection: \_\_\_\_\_

Tenant's Forwarding Address: \_\_\_\_\_

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

ACH Cancelled? YES/NO  
 Utilities Cancelled? YES/NO

Repairs Needed:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Keys Returned: YES/NO  
 Keys Missing:

\_\_\_\_\_

\_\_\_\_\_  
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