



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

CLEAN - For use during
 2/7/19 SFC Meeting



COPYRIGHT AND TRADEMARK NOTICE: THIS COPYRIGHTED HAWAII ASSOCIATION OF REALTORS® STANDARD FORM IS LICENSED FOR USE UNDER TERMS OF THE HAWAII ASSOCIATION OF REALTORS® STANDARD FORM LICENSE AGREEMENT LOCATED AT <http://www.hawaii Realtors.com/standard-form-policy>. The use of this form is not intended to identify the real estate licensee as a REALTOR®. REALTOR® is a registered collective membership mark which may be used only by real estate licensees who are members of the National Association of REALTORS® and who subscribe to its Code of Ethics.

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

 TENANT'S INITIALS & DATE

 LANDLORD'S INITIALS & DATE



LIVING ROOM (Cont'd)	COMMENTS
Curtain Rods	
Ceiling Fans/Remotes	
Air Conditioner	
Other	
Other	
DINING ROOM	
Flooring	
Baseboards	
Walls	
Ceiling	
Lights	
Switches/Outlets	
Closets	
Door/Frames	
Cable	
Window Coverings	
Windows	
Screens	
Curtain Rods	
Ceiling Fans/Remotes	
Air Conditioner	
Other	
Other	
KITCHEN	
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	

TENANT'S INITIALS & DATE

LANDLORD'S INITIALS & DATE

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

 TENANT'S INITIALS & DATE

 LANDLORD'S INITIALS & DATE

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	
MASTER BEDROOM	
Flooring	
Baseboards	
Walls	
Ceiling	
Lights	
Switches/Outlets	
Closets	
Door/Frames	
Cable	
Window Coverings	
Windows	
Screens	
Curtain Rods	
Ceiling Fans/Remotes	
Air Conditioner	

 TENANT'S INITIALS & DATE

 LANDLORD'S INITIALS & DATE

MASTER BEDROOM (Cont'd)	COMMENTS
Smoke Detector	
Other	
Other	
BEDROOM ()	
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	
BEDROOM ()	
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	
BEDROOM ()	

TENANT'S INITIALS & DATE

LANDLORD'S INITIALS & DATE

BEDROOM () (Con'td)	COMMENTS
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	
BEDROOM ()	
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	
BATHROOM ()	
Floors	
Baseboards	
Ceiling	
Walls	

 TENANT'S INITIALS & DATE

 LANDLORD'S INITIALS & DATE

BATHROOM () (Cont'd)	COMMENTS
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	
BATHROOM ()	
Floors	
Baseboards	
Ceiling	
Walls	
Closets	
Doors/Frames	
Vent/Fan	
Lights	
Switches/Outlets	
Mirror	
Medicine Cabinet	
Shower	
Shower Rod/Door	
Bathtub	

TENANT'S INITIALS & DATE

LANDLORD'S INITIALS & DATE

BATHROOM () (Cont'd)	COMMENTS
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	
BATHROOM ()	
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	

TENANT'S INITIALS & DATE

LANDLORD'S INITIALS & DATE

BATHROOM () (Cont'd)	COMMENTS
Towel Rack/Hooks	
Window Coverings	
Windows	
Screens	
Curtain Rod	
Other	
Other	
MISCELLANEOUS	
Pool - Plaster/Tile	
Spa	
Deck	
Equipment	
Other	
Other	
GARAGE/CARPORT	
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	
PARKING STALLS	
Stall #1	
Stall #2	
Other	
Other	
APPLIANCES	COMMENTS (Add Model Number and Description)
Water Heater	
Washer	
Dryer	

TENANT'S INITIALS & DATE

LANDLORD'S INITIALS & DATE

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

TENANT'S INITIALS & DATE

LANDLORD'S INITIALS & DATE

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:

 TENANT'S INITIALS & DATE

 LANDLORD'S INITIALS & DATE