Cambiar Real Estate Group LLC
Property Management

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.

A. Exterior Items	Move-In Comments	Landlord's Move-Out Comments
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		

B. Garage	Move-In Comments	Landlord's Move-Out Comments
Ceilings & Walls		
Floor		
Light Fixtures		
Cabinets & Shelves		
Auto Door Openers		
Remotes for Doors		
Door to Dwelling		
Other Doors		
Storage Room		
Other		

C. Entry	Move-In Comments	Landlord's Move-Out Comments
Ceilings & Walls		
Paint & Wallpaper		
Doors (locks/stops/knobs)		
Light Fixtures		
Windows/Screens/Latches		
Plugs & Switches		
Closet Shelves & Rods		
Smoke Detector		
Other		

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D. Living Room	Move-In Comments	Landlord's Move-Out Comments
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		

E. Dining Room	Move-In Comments	Landlord's Move-Out Comments
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		

F. Kitchen & Breakfast	Move-In Comments	Landlord's Move-Out Comments
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		

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

H. Family Room	Move-In Comments	Landlord's Move-Out Comments
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. Master Bedroom (1)	Move-In Comments	Landlord's Move-Out Comments
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. Master Bathroom (1)	Move-In Comments	Landlord's Move-Out Comments
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		

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K. Bedroom (2)	Move-In Comments	Landlord's Move-Out Comments
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. Bedroom (3)	Move-In Comments	Landlord's Move-Out Comments
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. Bedroom (4)	Move-In Comments	Landlord's Move-Out Comments
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. Bathroom (2)	Move-In Comments	Landlord's Move-Out Comments
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		

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O. Bathroom (3)	Move-In Comments	Landlord's Move-Out Comments
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. Utility Room	Move-In Comments	Landlord's Move-Out Comments
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. Other	Move-In Comments	Landlord's Move-Out Comments
Central AC & Heat (units, filters, thermostats)		
Window A/C Units		
Space or Wall Heaters		
Water Heater		
Water Softener		
Alarm System		
Central Vacuum		
Other		

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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.

Number of Keys:	Received	Returned
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)

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