



TEXAS ASSOCIATION OF REALTORS®

RESIDENTIAL LEASE INVENTORY AND CONDITION FORM

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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. Note any defects in the items listed below.

A. Exterior Items
Move-In Comments
Landlord's Move-Out Comments
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
Water Shut-Off Valve Located? [] yes [] no Electrical Breakers Located? [] yes [] no

B. Garage
Move-In Comments
Landlord's Move-Out Comments
Ceilings & Walls
Floor
Auto Door Opener
Safety Reversal
Remotes
Garage Doors
Exterior Doors & Stops
Storage Room
Other

C. Entry
Move-In Comments
Landlord's Move-Out Comments
Ceiling & Walls
Paint & Wallpaper
Doors & Door Stops

| | <u>Move-In Comments</u> | <u>Landlord's Move-Out Comments</u> |
|-----------------------|-------------------------|-------------------------------------|
| Door Locks & Knobs | _____ | _____ |
| Flooring | _____ | _____ |
| Light Fixtures | _____ | _____ |
| Windows & Screens | _____ | _____ |
| Window Latches | _____ | _____ |
| Plugs & Switches | _____ | _____ |
| Closet Shelves & Rods | _____ | _____ |
| Other | _____ | _____ |

D. Living Room

| | <u>Move-In Comments</u> | <u>Landlord's Move-Out Comments</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. Dining Room

| | <u>Move-In Comments</u> | <u>Landlord's Move-Out Comments</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 | _____ | _____ |
| Other | _____ | _____ |

F. Kitchen & Breakfast

| | <u>Move-In Comments</u> | <u>Landlord's Move-Out Comments</u> |
|------------------------|-------------------------|-------------------------------------|
| Ceiling & Walls | _____ | _____ |
| Paint & Wallpaper | _____ | _____ |
| Doors & Door Stops | _____ | _____ |
| Door Locks & Knobs | _____ | _____ |
| Flooring | _____ | _____ |
| Lights & Ceiling Fans | _____ | _____ |
| Windows & Screens | _____ | _____ |
| Window Latches | _____ | _____ |
| Drapes/Blinds/Shutters | _____ | _____ |
| Plugs & Switches | _____ | _____ |
| Pantry & Shelves | _____ | _____ |
| Cabinets & Handles | _____ | _____ |
| Drawers & Handles | _____ | _____ |
| Countertops | _____ | _____ |
| Range/Cooktop | _____ | _____ |

| | <u>Move-In Comments</u> | <u>Landlord's Move-Out Comments</u> |
|--------------------|-------------------------|-------------------------------------|
| 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. Halls

| | <u>Move-In Comments</u> | <u>Landlord's Move-Out Comments</u> |
|-----------------------|-------------------------|-------------------------------------|
| Ceiling & Walls | _____ | _____ |
| Paint & Wallpaper | _____ | _____ |
| Doors & Door Stops | _____ | _____ |
| Door Locks & Knobs | _____ | _____ |
| Flooring | _____ | _____ |
| Light Fixtures | _____ | _____ |
| Plugs & Switches | _____ | _____ |
| Closet Shelves & Rods | _____ | _____ |
| Cabinets | _____ | _____ |
| Other | _____ | _____ |

H. Family Room

| | <u>Move-In Comments</u> | <u>Landlord's Move-Out Comments</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 | _____ | _____ |
| Fireplace/Logs/Equip. | _____ | _____ |
| Other | _____ | _____ |

I. Master Bedroom (1)

| | <u>Move-In Comments</u> | <u>Landlord's Move-Out Comments</u> |
|------------------------|-------------------------|-------------------------------------|
| Ceiling & Walls | _____ | _____ |
| Paint & Wallpaper | _____ | _____ |
| Doors & Door Stops | _____ | _____ |
| Door Locks & Knobs | _____ | _____ |
| Flooring | _____ | _____ |
| Lights & Ceiling Fans | _____ | _____ |
| Windows & Screens | _____ | _____ |
| Window Latches | _____ | _____ |
| Drapes/Blinds/Shutters | _____ | _____ |

| | <u>Move-In Comments</u> | <u>Landlord's Move-Out Comments</u> |
|-----------------------|-------------------------|-------------------------------------|
| Plugs & Switches | _____ | _____ |
| Closet Shelves & Rods | _____ | _____ |
| Cabinets | _____ | _____ |
| Other | _____ | _____ |

J. Master Bathroom (1)

| | <u>Move-In Comments</u> | <u>Landlord's Move-Out Comments</u> |
|-----------------------------|-------------------------|-------------------------------------|
| Ceiling & Walls | _____ | _____ |
| Paint & Wallpaper | _____ | _____ |
| Doors/Locks/Knobs/Stops | _____ | _____ |
| Flooring | _____ | _____ |
| Lights & Fans | _____ | _____ |
| 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 | _____ | _____ |

K. Bedroom (2)

| | <u>Move-In Comments</u> | <u>Landlord's Move-Out Comments</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 | _____ | _____ |

L. Bedroom (3)

| | <u>Move-In Comments</u> | <u>Landlord's Move-Out Comments</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 | _____ | _____ |

| <u>M. Bedroom (4)</u> | <u>Move-In Comments</u> | <u>Landlord's Move-Out Comments</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 | _____ | _____ |

| <u>N. Bathroom (2)</u> | <u>Move-In Comments</u> | <u>Landlord's Move-Out Comments</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 | _____ | _____ |

| <u>O. Bathroom (3)</u> | <u>Move-In Comments</u> | <u>Landlord's Move-Out Comments</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 | _____ | _____ |

| | | |
|-------------------------------|-------------------------|-------------------------------------|
| P. <u>Utility Room</u> | <u>Move-In Comments</u> | <u>Landlord's Move-Out Comments</u> |
| Ceiling & Walls | _____ | _____ |
| Paint & Wallpaper | _____ | _____ |
| Doors & Door Stops | _____ | _____ |
| Door Locks & Knobs | _____ | _____ |
| Flooring | _____ | _____ |
| Light Fixtures | _____ | _____ |
| Plugs & Switches | _____ | _____ |
| Closet Shelves & Rods | _____ | _____ |
| Cabinets & Handles | _____ | _____ |
| Countertops | _____ | _____ |
| Sinks & Faucets | _____ | _____ |
| Washer & Dryer | _____ | _____ |
| W & D Connections | _____ | _____ |
| Other | _____ | _____ |

| | | |
|------------------------|-------------------------|-------------------------------------|
| Q. <u>Other</u> | <u>Move-In Comments</u> | <u>Landlord's Move-Out Comments</u> |
| Central A/C & Heat | _____ | _____ |
| Filter | _____ | _____ |
| Thermostat | _____ | _____ |
| Window A/C Units | _____ | _____ |
| Space or Wall Heaters | _____ | _____ |
| Water Heater | _____ | _____ |
| Water Softener | _____ | _____ |
| Alarm System | _____ | _____ |
| Central Vacuum | _____ | _____ |
| Other | _____ | _____ |

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

| | | | | | |
|----------------------------------|-----------------|-----------------|-------------------------------------|-----------------|-----------------|
| R. <u>Number of Keys:</u> | <u>Received</u> | <u>Returned</u> | | <u>Received</u> | <u>Returned</u> |
| 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 | Date | Tenant | Date |
| Tenant | Date | Tenant | Date |

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