

Thurston Realty Condition of Rental Property Checklist

Instructions: Tenant(s) must complete this checklist within 3 days of moving in, once submitted landlord/ manager will review the property and completed checklist. If any changes need to be made to the list the tenant(s) will be notified within 3 days. Each party keeps a copy of the signed checklist. Tenant(s) and landlord/ manager uses this checklist during pre and post walk-through inspection when determining if any of the tenant deposit will be retained for cleaning and/or repairs after move-out. BE SPECIFIC and DETAILED when filling out the checklist. For items that are not in the property write "NONE". If any areas are left blank it will be assumed that the area has been left in move-in ready condition.

Property Address _____
 City, State, Zip _____

Tenant Name (Print) _____
 Tenant Name (Print) _____
 Tenant Name (Print) _____

Condition on Arrival

ENTRY	Check box if complete	List Damages
Floor & Floor Covering	Mopped/ Swept/ Vac/ Shampooed	
Baseboards	Washed/ Dusted	
Walls & Ceiling	Washed/ Dusted	
Doors	Washed/ Dusted	
Door Locks and Hardware	Washed/ Dusted	
Lighting Fixtures	Washed/ Dusted	
Window(s) & Screen(s)	Washed/ Dusted	
Window Coverings	Washed/ Dusted	
Shelves & Niches	Washed/ Dusted	
Obnoxious Odor Present	No	Yes (Type)
Other		
LIVING ROOM	Check box if complete	List Damages
Floor & Floor Covering	Mopped/ Swept/ Vac/ Shampooed	
Baseboards	Washed/ Dusted	
Walls & Ceiling	Washed/ Dusted	
Doors	Washed/ Dusted	
Door Locks and Hardware	Washed/ Dusted	
Lighting Fixtures	Washed/ Dusted	
Window(s) & Screen(s)	Washed/ Dusted	
Window Coverings	Washed/ Dusted	
Smoke Detector	Batteries Tested	
Fireplace	Vaccumed/ Wiped	
Shelves & Niches	Washed/ Dusted	
Obnoxious Odor Present	No	Yes (Type)
Other		
DINING ROOM	Check box if complete	List Damages
Floor & Floor Covering	Mopped/ Swept/ Shampooed	
Baseboards	Washed/ Dusted	
Walls & Ceiling	Washed/ Dusted	
Doors	Washed/ Dusted	
Door Locks and Hardware	Washed/ Dusted	
Lighting Fixtures	Washed/ Dusted	
Window(s) & Screen(s)	Washed/ Dusted	
Window Coverings	Washed/ Dusted	
Smoke Detector	Batteries Tested	
Shelves & Niches	Washed/ Dusted	
Obnoxious Odor Present	No	Yes (Type)
Other		

THURSTON REALTY CONDITION OF RENTAL PROPERTY CHECKLIST - PAGE 2 of 5

Condition on Arrival

KITCHEN		Check box if complete	List Damages
Floor & Floor Covering		Mopped/ Swept	
Baseboards		Washed/ Dusted	
Walls & Ceiling		Washed/ Dusted	
Doors		Washed/ Dusted	
Door Locks and Hardware		Washed/ Dusted	
Lighting Fixtures		Washed/ Dusted	
Window(s) & Screen(s)		Washed/ Dusted	
Window Coverings		Washed/ Dusted	
Cabinets		Washed/ Dusted	
Countertops		Washed/ Dusted	
Stove/ Range		Cleaned	
Range Hood/ Microwave		Cleaned	
Range Hood Filter		Cleaned	
Refrigerator		Cleaned	
Dishwasher		Cleaned/ Drains	
Sink(s) & Plumbing		Cleaned/ Drains	
Garbage Disposal		Cleaned/ No Smell	
Smoke Detector		Batteries Tested	
Shelves & Niches		Washed/ Dusted	
Obnoxious Odor Present	No	Yes (Type)	
Other			
LAUNDRY		Check box if complete	List Damages
Floor & Floor Covering		Mopped/ Swept	
Baseboards		Washed/ Dusted	
Walls & Ceiling		Washed/ Dusted	
Doors		Washed/ Dusted	
Door Locks and Hardware		Washed/ Dusted	
Lighting Fixtures		Washed/ Dusted	
Window(s) & Screen(s)		Washed/ Dusted	
Window Coverings		Washed/ Dusted	
Cabinets		Washed/ Dusted	
Countertops		Washed/ Dusted	
Obnoxious Odor Present	No	Yes (Type)	
Other			
OFFICE/ OTHER LIVING		Check box if complete	List Damages
Floor & Floor Covering		Mopped/ Swept/ Shampooed	
Baseboards		Washed/ Dusted	
Walls & Ceiling		Washed/ Dusted	
Doors		Washed/ Dusted	
Door Locks and Hardware		Washed/ Dusted	
Lighting Fixtures		Washed/ Dusted	
Window(s) & Screen(s)		Washed/ Dusted	
Window Coverings		Washed/ Dusted	
Smoke Detector		Batteries Tested	
Shelves & Niches		Washed/ Dusted	
Obnoxious Odor Present	No	Yes (Type)	
Other			

THURSTON REALTY CONDITION OF RENTAL PROPERTY CHECKLIST - PAGE 3 of 5

Condition on Arrival

BEDROOM 1		Check box if complete	List Damages
Location, name (front bedroom, master bedroom...), description (has larger closet, hardwood floors...)			
Floor & Floor Covering		Mopped/ Swept/ Vac/ Shampooed	
Baseboards		Washed/ Dusted	
Walls & Ceiling		Washed/ Dusted	
Doors		Washed/ Dusted	
Door Locks and Hardware		Washed/ Dusted	
Lighting Fixtures		Washed/ Dusted	
Window(s) & Screen(s)		Washed/ Dusted	
Window Coverings		Washed/ Dusted	
Closet (including doors and tracks)		Washed/ Dusted	
Smoke Detector		Batteries Tested	
Obnoxious Odor Present	No		Yes (Type)
Other			
BEDROOM 2		Check box if complete	List Damages
Location, name (front bedroom, master bedroom...), description (has larger closet, hardwood floors...)			
Floor & Floor Covering		Mopped/ Swept/ Vac/ Shampooed	
Baseboards		Washed/ Dusted	
Walls & Ceiling		Washed/ Dusted	
Doors		Washed/ Dusted	
Door Locks and Hardware		Washed/ Dusted	
Lighting Fixtures		Washed/ Dusted	
Window(s) & Screen(s)		Washed/ Dusted	
Window Coverings		Washed/ Dusted	
Closet (including doors and tracks)		Washed/ Dusted	
Smoke Detector		Batteries Tested	
Obnoxious Odor Present	No		Yes (Type)
Other			
BEDROOM 3		Check box if complete	List Damages
Location, name (front bedroom, master bedroom...), description (has larger closet, hardwood floors...)			
Floor & Floor Covering		Mopped/ Swept/ Vac/ Shampooed	
Baseboards		Washed/ Dusted	
Walls & Ceiling		Washed/ Dusted	
Doors		Washed/ Dusted	
Door Locks and Hardware		Washed/ Dusted	
Lighting Fixtures		Washed/ Dusted	
Window(s) & Screen(s)		Washed/ Dusted	
Window Coverings		Washed/ Dusted	
Closet (including doors and tracks)		Washed/ Dusted	
Smoke Detector		Batteries Tested	
Obnoxious Odor Present	No		Yes (Type)
Other			

THURSTON REALTY CONDITION OF RENTAL PROPERTY CHECKLIST - PAGE 4 of 5

Condition on Arrival

BEDROOM 4	Check box if complete	List Damages	
Location, name (front bedroom, master bedroom...), description (has larger closet, hardwood floors...)			
Floor & Floor Covering	Mopped/ Swept/ Vac/ Shampooed		
Baseboards	Washed/ Dusted		
Walls & Ceiling	Washed/ Dusted		
Doors	Washed/ Dusted		
Door Locks and Hardware	Washed/ Dusted		
Lighting Fixtures	Washed/ Dusted		
Window(s) & Screen(s)	Washed/ Dusted		
Window Coverings	Washed/ Dusted		
Closet (including doors and tracks)	Washed/ Dusted		
Smoke Detector	Batteries Tested		
Obnoxious Odor Present	No	Yes (Type)	
MAIN BATHROOM	Check box if complete	List Damages	
Floor & Floor Covering	Mopped/ Swept		
Baseboards	Washed/ Dusted		
Walls & Ceiling	Washed/ Dusted		
Doors	Washed/ Dusted		
Door Locks and Hardware	Washed/ Dusted		
Lighting Fixtures	Washed/ Dusted		
Window(s) & Screen(s)	Washed/ Dusted		
Window Coverings	Washed/ Dusted		
Cabinets	Washed/ Dusted		
Countertops	Washed/ Dusted		
Bathtub	Cleaned/ Drains		
Shower (if separate from tub)	Cleaned/ Drains		
Toilet	Cleaned/ Drains		
Sink(s) & Plumbing	Cleaned/ Drains		
Obnoxious Odor Present	No	Yes (Type)	
Other			
MASTER BATHROOM	Check box if complete	List Damages	
Floor & Floor Covering	Mopped/ Swept		
Baseboards	Washed/ Dusted		
Walls & Ceiling	Washed/ Dusted		
Doors	Washed/ Dusted		
Door Locks and Hardware	Washed/ Dusted		
Lighting Fixtures	Washed/ Dusted		
Window(s) & Screen(s)	Washed/ Dusted		
Window Coverings	Washed/ Dusted		
Cabinets	Washed/ Dusted		
Countertops	Washed/ Dusted		
Bathtub	Cleaned/ Drains		
Shower (if separate from tub)	Cleaned/ Drains		
Toilet	Cleaned/ Drains		
Sink(s) & Plumbing	Cleaned/ Drains		
Obnoxious Odor Present	No	Yes (Type)	
Other			

THURSTON REALTY CONDITION OF RENTAL PROPERTY CHECKLIST - PAGE 5 of 5

Condition on Arrival

HALLWAYS/ STAIRS	Check box if complete	List Damages
Floor & Floor Covering	Mopped/ Swept	
Baseboards	Washed/ Dusted	
Walls & Ceiling	Washed/ Dusted	
Smoke Detector	Batteries Tested	
Obnoxious Odor Present	No	Yes (Type)
Other		
MECHANICS	Check box if complete	List Damages
Furnace/ Air Handler (Inside)	Filter Replaced/ Vacuumed/ Register Wiped	
Air conditioner (Outside Unit)	Clear of weeds	
EXTERIOR	Check box if complete	List Damages
Driveways	Washed/ Swept	
Front Porch/ Patio/ Stairs	Washed/ Swept	
Back Porch/ Patio/ Stairs	Washed/ Swept	
Lighting Fixtures (Front Porch)	Working/ Swept	
Lighting Fixtures (Back Porch)	Working/ Swept	
Lighting Fixtures (Garage)	Working/ Swept	
Front/ Side Yard	Clear of weeds/ Mowed/ Pruned	
Back Yard	Clear of weeds/ Mowed/ Pruned	
Garage	Washed/ Swept	
Sprinkler System	Working	

# of Keys Received	Garage:	House:
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Tenant(s) acknowledge that they have tested any and all smoke detector and thermostat batteries and that they are in working order. Tenant agrees to replace smoke detector and thermostat batteries when needed and test the smoke detectors monthly. Smoke Detectors and Thermostat must have working batteries in them when the tenant(s) vacate the property. Tenant agrees that all appliances are in working order c has made notes if they are not in working order.

Comments:

(ADD A PIECE OF PAPER IF MORE NOTES ARE NEEDED. THIS PAGE WILL NEED TO BE NOTED IN THE COMMENTS SECTION AND SIGNED/ DATED BY BOTH THE LANDLORD AND TENANT(S).)

MOVE-IN INSPECTION

DATE:

Owner/ Agent:
Signature/ Print Name

Tenant Signature/ Print Name:

Tenant Signature/ Print Name:

Tenant Signature/ Print Name:
