

## PROPERTY CHECKLIST

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Checklist provided to give opportunity to make notations regarding condition of property. Completed form must be returned within 7 days of move-in. Proper completion of checklist protects from responsibility for existing needed repairs or damage. Checklist is used on your move out to compare and charge you for damaged items or items which you should have had repaired during your tenancy under your 10% maintenance lease clause. Consider windows, screens, doors, locks, electrical, plumbing fixtures, paint, shelves, carpeting (including burns and stains), tile, window coverings, closets, appliances, landscaping, fences, nail holes in walls, and even burnt out light bulbs.

All items are consider WITHOUT DAMAGE at move in unless noted.

Tenant Name \_\_\_\_\_ Date \_\_\_\_\_ Best phone # \_\_\_\_\_

Address \_\_\_\_\_

**Entryway**

Door (including jamb and locks) \_\_\_\_\_

Windows and screens \_\_\_\_\_

Carpet and/or flooring \_\_\_\_\_

Walls \_\_\_\_\_

Ceiling \_\_\_\_\_

Lights, bulbs, switches \_\_\_\_\_

Closet \_\_\_\_\_

Window coverings \_\_\_\_\_

Other \_\_\_\_\_

**Living Room**

Door (including jamb and locks) \_\_\_\_\_

Windows and screens \_\_\_\_\_

Carpet and/or flooring \_\_\_\_\_

Walls \_\_\_\_\_

Ceiling \_\_\_\_\_

Lights, bulbs, switches \_\_\_\_\_

Closet \_\_\_\_\_

Window coverings \_\_\_\_\_

Other \_\_\_\_\_



Address \_\_\_\_\_ Date \_\_\_\_\_

**Family Room**

Door (including jamb and locks) \_\_\_\_\_  
 Windows and screens \_\_\_\_\_  
 Carpet and/or flooring \_\_\_\_\_  
 Walls \_\_\_\_\_  
 Ceiling \_\_\_\_\_  
 Lights, bulbs, switches \_\_\_\_\_  
 Closet \_\_\_\_\_  
 Window coverings \_\_\_\_\_  
 Other \_\_\_\_\_

**Hallway**

Carpet and/or flooring \_\_\_\_\_  
 Walls \_\_\_\_\_  
 Ceiling \_\_\_\_\_  
 Lights, bulbs, switches \_\_\_\_\_  
 Closet \_\_\_\_\_  
 Other \_\_\_\_\_

**Kitchen**

Door (including jamb and locks) \_\_\_\_\_  
 Windows and screens \_\_\_\_\_  
 Carpet and/or flooring \_\_\_\_\_  
 Walls \_\_\_\_\_  
 Ceiling \_\_\_\_\_  
 Lights, bulbs, switches \_\_\_\_\_  
 Stove \_\_\_\_\_  
 Refrigerator \_\_\_\_\_  
 Icemaker \_\_\_\_\_  
 Disposal \_\_\_\_\_  
 Dishwasher \_\_\_\_\_  
 Sink \_\_\_\_\_  
 Cabinets \_\_\_\_\_  
 Countertop \_\_\_\_\_  
 Pantry \_\_\_\_\_  
 Window coverings \_\_\_\_\_  
 Other \_\_\_\_\_

**Dining Room**

Door (including jamb and locks) \_\_\_\_\_  
 Windows and screens \_\_\_\_\_  
 Carpet and/or flooring \_\_\_\_\_  
 Walls \_\_\_\_\_  
 Ceiling \_\_\_\_\_  
 Lights, bulbs, switches \_\_\_\_\_  
 Window coverings \_\_\_\_\_  
 Other \_\_\_\_\_

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Address \_\_\_\_\_ Date \_\_\_\_\_

**Hallway**  
 Carpet and/or flooring \_\_\_\_\_  
 Walls \_\_\_\_\_  
 Ceiling \_\_\_\_\_  
 Lights, bulbs, switches \_\_\_\_\_  
 Closet \_\_\_\_\_  
 Other \_\_\_\_\_

**Bedroom #1 Master**  
 Door (including jamb and locks) \_\_\_\_\_  
 Windows and screens \_\_\_\_\_  
 Carpet and/or flooring \_\_\_\_\_  
 Walls \_\_\_\_\_  
 Ceiling \_\_\_\_\_  
 Lights, bulbs, switches \_\_\_\_\_  
 Closet \_\_\_\_\_  
 Window coverings \_\_\_\_\_  
 Other \_\_\_\_\_

**Master Bath**  
 Door (including jamb and locks) \_\_\_\_\_  
 Windows and screens \_\_\_\_\_  
 Carpet and/or flooring \_\_\_\_\_  
 Walls \_\_\_\_\_  
 Ceiling \_\_\_\_\_  
 Lights, bulbs, switches \_\_\_\_\_  
 Closet \_\_\_\_\_  
 Window coverings \_\_\_\_\_  
 Sink \_\_\_\_\_  
 Tub and/or Shower \_\_\_\_\_  
 Commode \_\_\_\_\_  
 Cabinets and shelves \_\_\_\_\_  
 Towel Bars or Rings \_\_\_\_\_  
 Shower Rod, curtain or enclosure doors \_\_\_\_\_  
 Other \_\_\_\_\_

**Bedroom #2**  
 Door (including jamb and locks) \_\_\_\_\_  
 Windows and screens \_\_\_\_\_  
 Carpet and/or flooring \_\_\_\_\_  
 Walls \_\_\_\_\_  
 Ceiling \_\_\_\_\_  
 Lights, bulbs, switches \_\_\_\_\_  
 Closet \_\_\_\_\_  
 Window coverings \_\_\_\_\_  
 Other \_\_\_\_\_



Address \_\_\_\_\_ Date \_\_\_\_\_

**Main Bath #1**

- Door (including jamb and locks) \_\_\_\_\_
- Windows and screens \_\_\_\_\_
- Carpet and/or flooring \_\_\_\_\_
- Walls \_\_\_\_\_
- Ceiling \_\_\_\_\_
- Lights, bulbs, switches \_\_\_\_\_
- Closet \_\_\_\_\_
- Window coverings \_\_\_\_\_
- Sink \_\_\_\_\_
- Tub and/or Shower \_\_\_\_\_
- Commode \_\_\_\_\_
- Cabinets and shelves \_\_\_\_\_
- Towel Bars or Rings \_\_\_\_\_
- Shower Rod, curtain or enclosure doors \_\_\_\_\_
- Other \_\_\_\_\_

**Bedroom #3**

- Door (including jamb and locks) \_\_\_\_\_
- Windows and screens \_\_\_\_\_
- Carpet and/or flooring \_\_\_\_\_
- Walls \_\_\_\_\_
- Ceiling \_\_\_\_\_
- Lights, bulbs, switches \_\_\_\_\_
- Closet \_\_\_\_\_
- Window coverings \_\_\_\_\_
- Other \_\_\_\_\_

**Bedroom #4**

- Door (including jamb and locks) \_\_\_\_\_
- Windows and screens \_\_\_\_\_
- Carpet and/or flooring \_\_\_\_\_
- Walls \_\_\_\_\_
- Ceiling \_\_\_\_\_
- Lights, bulbs, switches \_\_\_\_\_
- Closet \_\_\_\_\_
- Window coverings \_\_\_\_\_
- Other \_\_\_\_\_

**Main Bath #2**

- Door (including jamb and locks) \_\_\_\_\_
- Windows and screens \_\_\_\_\_
- Carpet and/or flooring \_\_\_\_\_
- Walls \_\_\_\_\_
- Ceiling \_\_\_\_\_
- Lights, bulbs, switches \_\_\_\_\_



Address \_\_\_\_\_ Date \_\_\_\_\_

Closet \_\_\_\_\_

Window coverings \_\_\_\_\_

Sink \_\_\_\_\_

Tub and/or Shower \_\_\_\_\_

Commode \_\_\_\_\_

Cabinets and shelves \_\_\_\_\_

Towel Bars or Rings \_\_\_\_\_

Shower Rod, curtain or enclosure doors \_\_\_\_\_

Other \_\_\_\_\_

**Laundry**

Door (including jamb and locks) \_\_\_\_\_

Windows and screens \_\_\_\_\_

Carpet and/or flooring \_\_\_\_\_

Walls \_\_\_\_\_

Ceiling \_\_\_\_\_

Lights, bulbs, switches \_\_\_\_\_

Other \_\_\_\_\_

**Other room**

Door (including jamb and locks) \_\_\_\_\_

Windows and screens \_\_\_\_\_

Carpet and/or flooring \_\_\_\_\_

Walls \_\_\_\_\_

Ceiling \_\_\_\_\_

Lights, bulbs, switches \_\_\_\_\_

Closet \_\_\_\_\_

Window coverings \_\_\_\_\_

Other \_\_\_\_\_

**Furnace Closet**

Door (including jamb and locks) \_\_\_\_\_

Lights, bulbs, switches \_\_\_\_\_

Other \_\_\_\_\_

**Outside Unit Condition**

\_\_\_\_\_

\_\_\_\_\_

**Landscaping**

\_\_\_\_\_

\_\_\_\_\_

**Carport/Garage**

\_\_\_\_\_

\_\_\_\_\_

**Storage Room**

\_\_\_\_\_

\_\_\_\_\_



Address \_\_\_\_\_ Date \_\_\_\_\_

Pool and Spa \_\_\_\_\_

Additional Comments \_\_\_\_\_

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

Repairs will not be done unless you request them below, the owner agrees to do repairs, and/or the Landlord Tenant Act of Arizona requires the owner to do the repairs requested: \_\_\_\_\_

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

Tenant signature	Tenant signature	Date
Agent signature	Broker signature	Date