



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 alarms, 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.**

| <u>A. Exterior Items</u>   | <u>Move-In Comments</u>   | <u>Landlord's Move-Out Comments</u> |
|--|---|-------------------------------------|
| 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? <input type="checkbox"/> yes <input type="checkbox"/> no | Electrical Breakers Located? <input type="checkbox"/> yes <input type="checkbox"/> no |                                     |

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

| <u>C. Entry</u>    | <u>Move-In Comments</u> | <u>Landlord's Move-Out Comments</u> |
|--------------------|-------------------------|-------------------------------------|
| 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. <u>Halls</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              | _____                   | _____                               |
| Other                 | _____                   | _____                               |

| H. <u>Family 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               | _____                   | _____                               |
| Lights & Ceiling Fans  | _____                   | _____                               |
| Windows & Screens      | _____                   | _____                               |
| Window Latches         | _____                   | _____                               |
| Drapes/Blinds/Shutters | _____                   | _____                               |
| Plugs & Switches       | _____                   | _____                               |
| Closet Shelves & Rods  | _____                   | _____                               |
| Cabinets               | _____                   | _____                               |
| Fireplace/Logs/Equip.  | _____                   | _____                               |
| Other                  | _____                   | _____                               |

| I. <u>Master Bedroom (1)</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       | _____                   | _____                               |

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

|                               | <u>Move-In Comments</u> | <u>Landlord's Move-Out Comments</u> |
|-------------------------------|-------------------------|-------------------------------------|
| J. <u>Master Bathroom (1)</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                         | _____                   | _____                               |

|                        | <u>Move-In Comments</u> | <u>Landlord's Move-Out Comments</u> |
|------------------------|-------------------------|-------------------------------------|
| K. <u>Bedroom (2)</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>Move-In Comments</u> | <u>Landlord's Move-Out Comments</u> |
|------------------------|-------------------------|-------------------------------------|
| L. <u>Bedroom (3)</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                  | _____                   | _____                               |

| M. <u>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                  | _____                   | _____                               |

| N. <u>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                       | _____                   | _____                               |

| O. <u>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                       | _____                   | _____                               |

Inventory and Condition Form concerning \_\_\_\_\_

|                        |                         |                                     |
|------------------------|-------------------------|-------------------------------------|
| <b>P. Utility Room</b> | <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                  | _____                   | _____                               |

|                       |                         |                                     |
|-----------------------|-------------------------|-------------------------------------|
| <b>Q. Other</b>       | <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 Alarms:** 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

|                           |                 |                 |                                     |                 |                 |
|---------------------------|-----------------|-----------------|-------------------------------------|-----------------|-----------------|
| <b>R. Number of Keys:</b> | <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: | _____           | _____           |

**THIS FORM IS NOT A REPAIR REQUEST. SUBMIT ALL REQUESTS FOR REPAIRS SEPARATELY IN ACCORDANCE WITH YOUR LEASE. The undersigned acknowledge that the above is an accurate assessment of the condition of the property as of the date signed.**

\_\_\_\_\_  
Tenant \_\_\_\_\_ Date \_\_\_\_\_  
Ph: (h) \_\_\_\_\_ (mb) \_\_\_\_\_  
E-mail: \_\_\_\_\_

\_\_\_\_\_  
Tenant \_\_\_\_\_ Date \_\_\_\_\_  
Ph: (h) \_\_\_\_\_ (mb) \_\_\_\_\_  
E-mail: \_\_\_\_\_

\_\_\_\_\_  
Tenant \_\_\_\_\_ Date \_\_\_\_\_  
Ph: (h) \_\_\_\_\_ (mb) \_\_\_\_\_  
E-mail: \_\_\_\_\_

\_\_\_\_\_  
Tenant \_\_\_\_\_ Date \_\_\_\_\_  
Ph: (h) \_\_\_\_\_ (mb) \_\_\_\_\_  
E-mail: \_\_\_\_\_

*For Landlord's Use: This form was received by Landlord on \_\_\_\_\_ (date)  
\_\_\_\_\_ (Landlord's or Manager's signature)*