



Property Condition Report

Property Address

Tenants

Move-In Inspection Date:

Move-Out Inspection Date:

Inspection Agent:

THIS IS NOT A REPAIR LIST. The purpose of this report is to note the current condition of the premises. If any item is unsatisfactory, please circle either Good, Fair or Damaged and explain fully using the number of the item in the provided space. Please return this report to Southwestern Management Team, LLC. no later than 10 days after you take possession of the premises.

CONDITION KEY: G = Good F = Fair D = Damaged

	KITCHEN	IN	OUT		FAMILY ROOM	IN	OUT		LIVING ROOM	IN	OUT
1	WALLS	G F D	G F D	19	WALLS	G F D	G F D	34	WALLS	G F D	G F D
2	BASE BOARD	G F D	G F D	20	BASE BOARD	G F D	G F D	35	BASE BOARD	G F D	G F D
3	FLOORING	G F D	G F D	21	FLOORING	G F D	G F D	36	FLOORING	G F D	G F D
4	CEILING	G F D	G F D	22	CEILING	G F D	G F D	37	CEILING	G F D	G F D
5	LIGHTING	G F D	G F D	23	LIGHTING	G F D	G F D	38	LIGHTING	G F D	G F D
6	WINDOWS	G F D	G F D	24	CEILING FAN	G F D	G F D	39	CEILING FAN	G F D	G F D
7	BLINDS	G F D	G F D	25	WINDOWS	G F D	G F D	40	WINDOWS	G F D	G F D
8	COUNTERTOPS	G F D	G F D	26	BLINDS	G F D	G F D	41	BLINDS	G F D	G F D
9	SINKS/DISPOSAL	G F D	G F D	27	WOODWORK	G F D	G F D	42	WOODWORK	G F D	G F D
10	REFRIGERATOR	G F D	G F D	28	FIREPLACE	G F D	G F D	43	FIREPLACE	G F D	G F D
11	OVEN/STOVE	G F D	G F D	29	TELEVISION CONN.	G F D	G F D	44	TELEVISION CONN.	G F D	G F D
12	VENT /EXHAUST	G F D	G F D	30	DOOR	G F D	G F D	45	DOOR	G F D	G F D
13	DISHWASHER	G F D	G F D	31	DOOR STOP	G F D	G F D	46	DOOR STOP	G F D	G F D
14	PANTRY	G F D	G F D	32	CLOSET	G F D	G F D	47	CLOSET	G F D	G F D
15	DOOR	G F D	G F D	33	OTHER	G F D	G F D	48	OTHER	G F D	G F D
16	DOOR STOP	G F D	G F D								
17	MICROWAVE	G F D	G F D								
18	OTHER	G F D	G F D								

	FRONT EXTERIOR	IN	OUT		BACK EXTERIOR	IN	OUT		BACK EXTERIOR	IN	OUT
1	LANDSCAPE	G F D	G F D	6	LANDSCAPE	G F D	G F D	10	HEATING SYSTEM	G F D	G F D
2	TREES	G F D	G F D	7	TREES	G F D	G F D	11	COOLING SYSTEM	G F D	G F D
3	SPRINKLERS	G F D	G F D	8	SPRINKLERS	G F D	G F D	12	ROOF	G F D	G F D
4	DOOR BELL	G F D	G F D	9	EXTERIOR COND.	G F D	G F D	13	POOL / SPA	G F D	G F D
5	EXTERIOR COND.	G F D	G F D								



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	DINING ROOM	IN	OUT		MASTER BEDROOM	IN	OUT		MASTER BATHROOM	IN	OUT
1	WALLS	G F D	G F D	14	LIGHTING	G F D	G F D	28	WALLS	G F D	G F D
2	BASE BOARD	G F D	G F D	15	CEILING FAN	G F D	G F D	29	BASE BOARD	G F D	G F D
3	FLOORING	G F D	G F D	16	WINDOWS	G F D	G F D	30	FLOORING	G F D	G F D
4	CEILING	G F D	G F D	17	BLINDS	G F D	G F D	31	CEILING	G F D	G F D
5	LIGHTING	G F D	G F D	18	TELEVISION CONN.	G F D	G F D	32	CEILING FAN	G F D	G F D
6	CEILING FAN	G F D	G F D	19	DOOR	G F D	G F D	33	LIGHTING	G F D	G F D
7	WINDOWS	G F D	G F D	20	DOOR STOP	G F D	G F D	34	WINDOWS	G F D	G F D
8	BLINDS	G F D	G F D	21	CLOSET	G F D	G F D	35	BLINDS	G F D	G F D
9	WOODWORK	G F D	G F D	22	CLOSET DOOR	G F D	G F D	36	DOOR	G F D	G F D
10	FIREPLACE	G F D	G F D	23	CLOSET SHELVES	G F D	G F D	37	DOOR STOP	G F D	G F D
11	DOOR	G F D	G F D	24	ELECT. PLATES	G F D	G F D	38	SINKS	G F D	G F D
12	DOOR STOP	G F D	G F D	25	FIREPLACE	G F D	G F D	39	FAUCETS	G F D	G F D
13	OTHER	G F D	G F D	26	WOODWORK	G F D	G F D	40	TUB/SHOWER	G F D	G F D
				27	OTHER	G F D	G F D	41	SHOWER ROD	G F D	G F D
								42	TOWEL BAR	G F D	G F D
								43	TOILET	G F D	G F D
								44	T/P ROLL	G F D	G F D
								45	VANITY	G F D	G F D
								46	MIRROR	G F D	G F D
								47	OTHER	G F D	G F D

	BEDROOM #2	IN	OUT		BEDROOM #3	IN	OUT		BEDROOM #4	IN	OUT
	LOCATION:				LOCATION:				LOCATION:		
1	WALLS	G F D	G F D	19	WALLS	G F D	G F D	37	WALLS	G F D	G F D
2	BASE BOARD	G F D	G F D	20	BASE BOARD	G F D	G F D	38	BASE BOARD	G F D	G F D
3	FLOORING	G F D	G F D	21	FLOORING	G F D	G F D	39	FLOORING	G F D	G F D
4	CEILING	G F D	G F D	22	CEILING	G F D	G F D	40	CEILING	G F D	G F D
5	CEILING FAN	G F D	G F D	23	CEILING FAN	G F D	G F D	41	CEILING FAN	G F D	G F D
6	LIGHTING	G F D	G F D	24	LIGHTING	G F D	G F D	42	LIGHTING	G F D	G F D
7	WINDOWS	G F D	G F D	25	WINDOWS	G F D	G F D	43	WINDOWS	G F D	G F D
8	TELEVISION POINTS	G F D	G F D	26	TELEVISION POINTS	G F D	G F D	44	TELEVISION POINTS	G F D	G F D
9	BLINDS	G F D	G F D	27	BLINDS	G F D	G F D	45	BLINDS	G F D	G F D
10	DOOR	G F D	G F D	28	DOOR	G F D	G F D	46	DOOR	G F D	G F D
11	DOOR STOP	G F D	G F D	29	DOOR STOP	G F D	G F D	47	DOOR STOP	G F D	G F D
12	CLOSET	G F D	G F D	30	CLOSET	G F D	G F D	48	CLOSET	G F D	G F D
13	CLOSET DOOR	G F D	G F D	31	CLOSET DOOR	G F D	G F D	49	CLOSET DOOR	G F D	G F D
14	CLOSET SHELVES			32	CLOSET SHELVES	G F D	G F D	50	CLOSET SHELVES	G F D	G F D
15	ELECT. PLATES			33	ELECT. PLATES			51	ELECT. PLATES	G F D	G F D
16	FIREPLACE			34	FIREPLACE			52	WOODWORK	G F D	G F D
17	WOODWORK			35	WOODWORK			53	OTHER	G F D	G F D
18	OTHER			36	OTHER						



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LAUNDRY			IN	OUT	BATHROOM #2			IN	OUT	BATHROOM #3			IN	OUT
1	WALLS	G F D	G F D	18	WALLS	G F D	G F D	38	WALLS	G F D	G F D			
2	BASE BOARD	G F D	G F D	19	BASE BOARD	G F D	G F D	39	BASE BOARD	G F D	G F D			
3	FLOORING	G F D	G F D	20	FLOORING	G F D	G F D	40	FLOORING	G F D	G F D			
4	CEILING	G F D	G F D	21	CEILING	G F D	G F D	41	CEILING	G F D	G F D			
5	VENTS	G F D	G F D	22	CEILING FAN	G F D	G F D	42	CEILING FAN	G F D	G F D			
6	LIGHTING	G F D	G F D	23	LIGHTING	G F D	G F D	43	LIGHTING	G F D	G F D			
7	WINDOWS	G F D	G F D	24	WINDOWS	G F D	G F D	44	WINDOWS	G F D	G F D			
8	BLINDS	G F D	G F D	25	BLINDS	G F D	G F D	45	BLINDS	G F D	G F D			
9	DOOR	G F D	G F D	26	DOOR	G F D	G F D	46	DOOR	G F D	G F D			
10	DOOR STOP	G F D	G F D	27	DOOR STOP	G F D	G F D	47	DOOR STOP	G F D	G F D			
11	CLOSET	G F D	G F D	28	SINKS	G F D	G F D	48	SINKS	G F D	G F D			
12	CLOSET DOOR	G F D	G F D	29	FAUCETS	G F D	G F D	49	FAUCETS	G F D	G F D			
13	CLOSET SHELVES	G F D	G F D	30	TUB/SHOWER	G F D	G F D	50	TUB/SHOWER	G F D	G F D			
14	ELECT. PLATES			31	SHOWER ROD	G F D	G F D	51	SHOWER ROD	G F D	G F D			
15	WASHER			32	TOWEL BAR			52	TOWEL BAR	G F D	G F D			
16	DRYER			33	TOILET			53	TOILET	G F D	G F D			
17	OTHER			34	T/P ROLL			54	T/P ROLL	G F D	G F D			
				35	VANITY			55	VANITY					
				36	MIRROR			56	MIRROR					
				37	OTHER			57	OTHER					

GARAGE			IN	OUT	HALL			IN	OUT	OPTIONAL			IN	OUT
1	WALLS	G F D	G F D	14	WALLS	G F D	G F D	24		G F D	G F D			
2	BASE BOARD	G F D	G F D	15	BASE BOARD	G F D	G F D	25		G F D	G F D			
3	FLOORING	G F D	G F D	16	FLOORING	G F D	G F D	26		G F D	G F D			
4	CEILING	G F D	G F D	17	CEILING	G F D	G F D	27		G F D	G F D			
5	LIGHTING	G F D	G F D	18	LIGHTING	G F D	G F D	28		G F D	G F D			
6	WINDOWS	G F D	G F D	19	DOOR	G F D	G F D	29		G F D	G F D			
7	BLINDS	G F D	G F D	20	DOOR STOP	G F D	G F D	30		G F D	G F D			
8	DOOR	G F D	G F D	21	CLOSET	G F D	G F D	31		G F D	G F D			
9	DOOR STOP	G F D	G F D	22	CLOSET DOOR	G F D	G F D	32		G F D	G F D			
10	GARAGE DOOR	G F D	G F D	23	CLOSET SHELVES	G F D	G F D	33		G F D	G F D			
11	DOOR OPENER	G F D	G F D					34		G F D	G F D			
12	HOOK-UPS	G F D	G F D					35		G F D	G F D			
13	WATER SOFTENER	G F D	G F D					36		G F D	G F D			

MOVE IN INSPECTION:

MOVE OUT INSPECTION:

Tenant Signature _____ Date _____

Agent _____

Property Manager _____ Date Received _____

Date _____