



# 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.***

| A. <u>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 |                                     |
| B. <u>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  | _____   | _____                               |
| C. <u>Entry</u>  | <u>Move-In Comments</u>   | <u>Landlord's Move-Out Comments</u> |
| Ceiling & Walls  | _____   | _____                               |
| Paint & Wallpaper  | _____   | _____                               |
| Doors & Door Stops   | _____   | _____                               |

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

|                                       | <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                                 | _____                       | _____                                   |
| <br>D. <u>Living Room</u>             | <br><u>Move-In Comments</u> | <br><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                                 | _____                       | _____                                   |
| <br>E. <u>Dining Room</u>             | <br><u>Move-In Comments</u> | <br><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                                 | _____                       | _____                                   |
| <br>F. <u>Kitchen &amp; Breakfast</u> | <br><u>Move-In Comments</u> | <br><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                         | _____                       | _____                                   |

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

|                              | <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       | _____                   | _____                               |

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

|                                      | <u>Move-In Comments</u> | <u>Landlord's Move-Out Comments</u> |
|--------------------------------------|-------------------------|-------------------------------------|
| Plugs & Switches                     | _____                   | _____                               |
| Closet Shelves & Rods                | _____                   | _____                               |
| Cabinets                             | _____                   | _____                               |
| Other                                | _____                   | _____                               |
| <b>J. <u>Master Bathroom (1)</u></b> | <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                                | _____                   | _____                               |
| <b>K. <u>Bedroom (2)</u></b>         | <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                                | _____                   | _____                               |
| <b>L. <u>Bedroom (3)</u></b>         | <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>Move-In Comments</u> | <u>Landlord's Move-Out Comments</u> |
|-----------------------------|-------------------------|-------------------------------------|
| M. <u>Bedroom (4)</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 \_\_\_\_\_

| 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 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

| 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 \_\_\_\_\_  
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)*