



PROPERTY CONDITION FORM
Hawaii Association of REALTORS® Standard Form
Revised 8/13 (NC) For Release 11/14



COPYRIGHT AND TRADEMARK NOTICE: This copyrighted Hawaii Association of REALTORS® Standard Form is licensed for use by the entire real estate industry on condition that there shall be no alteration of the printed portions, pagination, or paragraph numbers or breaks. The use of this form is not intended to identify the real estate licensee as a REALTOR®. REALTOR® is a registered collective membership mark which may be used only by real estate licensees who are members of the National Association of REALTORS® and who subscribe to its Code of Ethics.

Tenants _____
 Property Reference or Address _____
 Rental Term Beginning Date _____

The beginning date section of this form has been completed by management prior to the beginning date of the Rental Agreement. Please review and sign on the last page. Tenant has seven (7) days from the beginning date of the Rental Agreement to amend and return this form to Landlord. Failure to do so indicates acceptance of the condition as noted.

AREA	BEGINNING DATE COMMENTS	ENDING DATE COMMENTS
EXTERIOR		
A/C Unit		
Back Door/Locks		
Doorbell		
Fences		
Front Door/Locks		
Lighting		
Mailbox/Porch		
Windows		
Yard		
Other		
LIVING ROOM		
Baseboard		
Ceiling/Walls		
Closets/Other		
Doors/Woodwork		
Fireplace		
Flooring/Carpet		
Lights/Switches/Outlets		
Phone jack/cable		
Window coverings		
Windows/Screens		
Other		
DINING ROOM		
Baseboard		
Ceiling/Walls		
Doors/Woodwork		
Flooring/Carpet		
Lights/Switches/Outlets		
Phone jack/cable		
Window coverings		
Windows/Screens		
Other		
KITCHEN		
Baseboard		
Cabinets		
Ceiling/Walls		
Countertops		
Dishwasher		
Doors/Woodwork		
Drip pans		



AREA	BEGINNING DATE COMMENTS	ENDING DATE COMMENTS
KITCHEN (Cont'd)		
Flooring/Carpet		
Garbage Disposal		
Hood/Fan		
Ice maker/ice trays		
Lights/Switches/Outlets		
Microwave		
Phone jack/cable		
Refrigerator		
Sink/Faucet		
Stovetop/oven/range		
Window coverings		
Windows/Screens		
Other		
OTHER ROOM _____		
Baseboard		
Ceiling/Walls		
Closets/Other		
Doors/Woodwork		
Fireplace		
Flooring/Carpet		
Lights/Switches/Outlets		
Window coverings		
Windows/Screens		
Other		
HALLWAY		
Baseboard		
Ceiling/Walls		
Closets/Other		
Doors/Woodwork		
Flooring		
Lights/Switches/Outlets		
Other		
GARAGE/CARPORT/STALLS		
Closets/Shelves		
Floor		
Lights/Switches/Outlets		
Doors		
Other		
MASTER BEDROOM ()		
Baseboard		
Ceiling/Walls		
Closets/Other		
Doors/Woodwork		
Flooring/Carpet		
Lights/Switches/Outlets		
Window coverings		
Windows/Screens		
Other		
BEDROOM ()		
Baseboard		
Ceiling/Walls		
Closets/Other		
Doors/Woodwork		

AREA	BEGINNING DATE COMMENTS	ENDING DATE COMMENTS
BEDROOM (Cont'd)		
Flooring		
Lights/Switches/Outlets		
Window coverings		
Windows/Screens		
Other		
BEDROOM ()		
Baseboard		
Ceiling/Walls		
Closets/Other		
Doors/Woodwork		
Flooring		
Lights/Switches/Outlets		
Window coverings		
Windows/Screens		
Other		
BEDROOM ()		
Baseboard		
Ceiling/Walls		
Closets/Other		
Doors/Woodwork		
Flooring		
Lights/Switches/Outlets		
Window coverings		
Windows/Screens		
Other		
BATHROOM ()		
Baseboard		
Ceiling/Walls		
Closets/Other		
Doors/Woodwork		
Fan		
Flooring		
Lights/Switches/Outlets		
Mirror/Medicine Cabinet		
Shower Curtain or Enclosure		
Sink/Vanity		
Stoppers		
Toilet		
Towel Rack/hooks		
Tub/Shower		
Window coverings		
Windows/Screens		
Other		
BATHROOM ()		
Baseboard		
Ceiling/Walls		
Closets/Other		
Doors/Woodwork		
Fan		
Flooring		
Lights/Switches/Outlets		
Mirror/Medicine Cabinet		
Shower Curtain or Enclosure		

AREA	BEGINNING DATE COMMENTS	ENDING DATE COMMENTS
BATHROOM (Cont'd)		
Sink/Vanity		
Stoppers		
Toilet		
Towel Rack/hooks		
Tub/Shower		
Window coverings		
Windows/Screens		
Other		
MISCELLANEOUS		
Air Conditioner(s) (#)		
Ceiling fans (#)		
Lanai		
Pool/Spa/Equipment		
Washer/Dryer		
Water Heater		
SAFETY DEVICES		
Smoke Detectors		
Security System		
Intercom		
Fire Extinguisher		
OTHER		

Tenant understands that the BEGINNING DATE section will be compared to the ENDING DATE section at the time of ending date. Tenant will be responsible for any and all discrepancies in an item's condition. Tenant understands that at the time of ending date of Rental Agreement, Landlord may deduct from Tenant's security deposit the costs of cleaning, repairing, or restoring the items on this form to their beginning date condition, except for damage caused by ordinary wear and tear.

RENTAL TERM BEGINNING DATE	RENTAL TERM ENDING DATE
# of Keys Received: Unit _____ Bldg _____ Garage _____ Mail _____ Pool _____ Storage/Utility _____ Parking _____ Compactor _____	# of Keys Returned: Unit _____ Bldg _____ Garage _____ Mail _____ Pool _____ Storage/Utility _____ Parking _____ Compactor _____
Tenant hereby acknowledges that Tenant has reviewed all four pages and acknowledges this is an accurate statement of the condition of the Property at the time of beginning of Rental Agreement. Tenant further understands that Tenant shall be required to deliver the Property in this same condition at the termination of tenancy or to pay for any costs to restore the Property to its original condition at the time Tenant took possession of the Property, normal wear and tear excepted.	The undersigned certifies that the above ending date inspection represents a true record of the condition of the Unit and its contents upon vacating.
_____ Tenant's Signature	_____ Inspected by Landlord (Print Name)
_____ Date	_____ Signature
_____ Tenant's Signature	_____ Date
_____ Date	
_____ Tenant's Signature	
_____ Date	
_____ Landlord's Signature	
_____ Date	