

## Thurston Realty Condition of Rental Property Checklist

Instructions: Tenant(s) must complete this checklist within 3 days of moving in, once submitted landlord/ manager will review the property and completed checklist. If any changes need to be made to the list the tenant(s) will be notified within 3 days. Each party keeps a copy of the signed checklist. Tenant(s) and landlord/ manager uses this checklist during pre and post walk-through inspection when determining if any of the tenant's deposit will be retained for cleaning and/or repairs after move-out. BE SPECIFIC and DETAILED when filling out the checklist. For items that are not in the property write "NONE". If any areas are left blank it will be assumed that the area has been left in move-in ready condition.

Tenant Name (Print) \_\_\_\_\_

Tenant Name (Print) \_\_\_\_\_

Property Address \_\_\_\_\_

		MOVE-IN		MOVE-OUT	
Obnoxious Odor Present	Yes (Type)	Cleaning		Yes (Type)	
<b>ENTRY</b>	<b>List Damages</b>	<b>IN</b>	<b>Check box if complete</b>	<b>OUT</b>	<b>List Damages</b>
Floor & Floor Covering			Mopped/ Swept/ Vacuumed/ Shampooed		
Baseboards			Washed/ Dusted		
Walls & Ceiling			Washed/ Dusted		
Doors & Door Trim			Washed/ Dusted		
Door Locks and Hardware			Washed/ Dusted		
Lighting Fixtures			Washed/ Dusted		
Light Switches & Outlets			Clean /Operating		
Window(s) & Screen(s)			Washed/ Dusted		
Window Coverings			Washed/ Dusted		
Shelves & Niches			Washed/ Dusted		
<b>LIVING ROOM</b>	<b>List Damages</b>	<b>IN</b>	<b>Check box if complete</b>	<b>OUT</b>	<b>List Damages</b>
Floor & Floor Covering			Mopped/ Swept/ Vacuumed/ Shampooed		
Baseboards			Washed/ Dusted		
Walls & Ceiling			Washed/ Dusted		
Doors & Door Trim			Washed/ Dusted		
Door Locks and Hardware			Washed/ Dusted		
Lighting Fixtures			Washed/ Dusted		
Light Switches & Outlets			Clean /Operating		
Window(s) & Screen(s)			Washed/ Dusted		
Window Coverings			Washed/ Dusted		
Smoke Detector			Batteries Tested		
Fireplace			Vaccumed/ Wiped		
Shelves & Niches			Washed/ Dusted		
<b>DINING ROOM</b>	<b>List Damages</b>	<b>IN</b>	<b>Check box if complete</b>	<b>OUT</b>	<b>List Damages</b>
Floor & Floor Covering			Mopped/ Swept/ Vacuumed/ Shampooed		
Baseboards			Washed/ Dusted		
Walls & Ceiling			Washed/ Dusted		
Doors & Door Trim			Washed/ Dusted		
Door Locks and Hardware			Washed/ Dusted		
Lighting Fixtures			Washed/ Dusted		
Light Switches & Outlets			Clean /Operating		
Window(s) & Screen(s)			Washed/ Dusted		
Window Coverings			Washed/ Dusted		
Smoke Detector			Batteries Tested		
Shelves & Niches			Washed/ Dusted		

**THURSTON REALTY CONDITION OF RENTAL PROPERTY CHECKLIST - PAGE 2 of 4**

		MOVE-IN			MOVE-OUT	
<b>KITCHEN</b>	List Damages	IN	Check box if complete	OUT	List Damages	
Floor & Floor Covering			Mopped/ Swept			
Baseboards			Washed/ Dusted			
Walls & Ceiling			Washed/ Dusted			
Doors & Door Trim			Washed/ Dusted			
Door Locks and Hardware			Washed/ Dusted			
Lighting Fixtures			Washed/ Dusted			
Light Switches & Outlets			Clean /Operating			
Window(s) & Screen(s)			Washed/ Dusted			
Window Coverings			Washed/ Dusted			
Cabinets			Washed/ Dusted			
Countertops			Washed/ Dusted			
Stove/ Range			Cleaned/Operating			
Range Hood/ Microwave			Cleaned /Operating			
Range Hood Filter			Cleaned			
Refrigerator			Cleaned/Operating			
Dishwasher			Cleaned/ Drains			
Sink(s) & Plumbing			Cleaned/ Drains			
Garbage Disposal			Cleaned/ No Smell			
Smoke Detector			Batteries Tested			
Shelves & Niches			Washed/ Dusted			
<b>LAUNDRY</b>	List Damages	IN	Check box if complete	OUT	List Damages	
Floor & Floor Covering			Mopped/ Swept			
Baseboards			Washed/ Dusted			
Walls & Ceiling			Washed/ Dusted			
Doors & Door Trim			Washed/ Dusted			
Door Locks and Hardware			Washed/ Dusted			
Lighting Fixtures			Washed/ Dusted			
Light Switches & Outlets			Clean /Operating			
Window(s) & Screen(s)			Washed/ Dusted			
Window Coverings			Washed/ Dusted			
Cabinets			Washed/ Dusted			
Countertops			Washed/ Dusted			
<b>Master Bedroom</b>	List Damages	IN	Check box if complete	OUT	List Damages	
Floor & Floor Covering			Mopped/ Swept/ Shampooed			
Baseboards			Washed/ Dusted			
Walls & Ceiling			Washed/ Dusted			
Doors & Door Trim			Washed/ Dusted			
Door Locks and Hardware			Washed/ Dusted			
Lighting Fixtures			Washed/ Dusted			
Light Switches & Outlets			Clean /Operating			
Window(s) & Screen(s)			Washed/ Dusted			
Window Coverings			Washed/ Dusted			
Smoke Detector			Batteries Tested			
Shelves & Niches			Washed/ Dusted			

**THURSTON REALTY CONDITION OF RENTAL PROPERTY CHECKLIST - PAGE 3 of 4**

<b>MOVE-IN</b>					<b>MOVE-OUT</b>	
<b>GUEST BEDROOM</b>	<b>List Damages</b>	<b>IN</b>	<b>Check box if complete</b>	<b>OUT</b>	<b>List Damages</b>	
Floor & Floor Covering			Mopped/ Swept/ Vac/ Shampooed			
Baseboards			Washed/ Dusted			
Walls & Ceiling			Washed/ Dusted			
Doors & Door Trim			Washed/ Dusted			
Door Locks and Hardware			Washed/ Dusted			
Lighting Fixtures			Washed/ Dusted			
Light Switches & Outlets			Clean /Operating			
Window(s) & Screen(s)			Washed/ Dusted			
Window Coverings			Washed/ Dusted			
Closet			Washed/ Dusted			
Smoke Detector			Batteries Tested			
Other			Cleaned			
<b>MAIN BATHROOM</b>	<b>List Damages</b>	<b>IN</b>	<b>Check box if complete</b>	<b>OUT</b>	<b>List Damages</b>	
Floor & Floor Covering			Mopped/ Swept			
Baseboards			Washed/ Dusted			
Walls & Ceiling			Washed/ Dusted			
Doors & Door Trim			Washed/ Dusted			
Door Locks and Hardware			Washed/ Dusted			
Lighting Fixtures			Washed/ Dusted			
Light Switches & Outlets			Clean /Operating			
Window(s) & Screen(s)			Washed/ Dusted			
Window Coverings			Washed/ Dusted			
Cabinets			Washed/ Dusted			
Countertops			Washed/ Dusted			
Vent Fan			Cleaned/ Operating			
Bathtub/ Shower			Cleaned/ Drains			
Toilet			Cleaned/ Drains			
Sink(s) & Plumbing			Cleaned/ Drains			
<b>MASTER BATHROOM</b>	<b>List Damages</b>	<b>IN</b>	<b>Check box if complete</b>	<b>OUT</b>	<b>List Damages</b>	
Floor & Floor Covering			Mopped/ Swept			
Baseboards			Washed/ Dusted			
Walls & Ceiling			Washed/ Dusted			
Doors & Door Trim			Washed/ Dusted			
Door Locks and Hardware			Washed/ Dusted			
Lighting Fixtures			Washed/ Dusted			
Light Switches & Outlets			Clean /Operating			
Window(s) & Screen(s)			Washed/ Dusted			
Window Coverings			Washed/ Dusted			
Cabinets			Washed/ Dusted			
Countertops			Washed/ Dusted			
Vent Fan			Cleaned/ Operating			
Bathtub/ Shower			Cleaned/ Drains			
Toilet			Cleaned/ Drains			
Sink(s) & Plumbing			Cleaned/ Drains			

**THURSTON REALTY CONDITION OF RENTAL PROPERTY CHECKLIST - PAGE 4 of 4**

MOVE-IN		MOVE-OUT			
HALLWAY	List Damages	IN	Check box if complete	OUT	List Damages
Floor & Floor Covering			Mopped/ Swept		
Baseboards			Washed/ Dusted		
Walls & Ceiling			Washed/ Dusted		
Lighting Fixtures			Washed/ Dusted		
Light Switches & Outlets			Clean /Operating		
Smoke Detector			Batteries Tested		
MECHANICS	List Damages	IN	Check box if complete	OUT	List Damages
Furnace/ Air Handler (Inside)			Filter Replaced/ Vacuumed/ Register Wiped		
Air conditioner (Outside Unit)			Clear of weeds		
EXTERIOR	List Damages	IN	Check box if complete	OUT	List Damages
Driveways			Washed/ Swept		
Front Porch/ Patio/ Stairs			Washed/ Swept		
Back Porch/ Patio/ Stairs			Washed/ Swept		
Lighting (Front Porch)			Working/ Swept		
Lighting (Back Porch)			Working/ Swept		
Lighting (Garage)			Working/ Swept		
Front/ Side Yard			Clear of weeds/ Mowed/ Pruned		
Back Yard			Clear of weeds/ Mowed/ Pruned		
Garage			Washed/ Swept		
Sprinkler System			Working		

# of Keys Received	Garage:	House:	Deposit Card:
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Tenant(s) acknowledge that they have tested any and all smoke detector and thermostat batteries and that they are in working order. Tenant agrees to replace smoke detector and thermostat batteries when needed and test the smoke detectors monthly. Smoke Detectors and Thermostat must have working batteries in them when the tenant(s) vacate the property. Tenant agrees that all appliances are in working order or has made notes if they are not in working order.

Comments:

(ADD A PIECE OF PAPER IF MORE NOTES ARE NEEDED. THIS PAGE WILL NEED TO BE NOTED IN THE COMMENTS SECTION AND SIGNED/ DATED BY BOTH THE LANDLORD AND TENANT(S).)

DATE: \_\_\_\_\_

Owner/ Agent:  
Signature/ Print Name \_\_\_\_\_

Tenant Signature/ Print Name: \_\_\_\_\_

Tenant Signature/ Print Name: \_\_\_\_\_