



TEXAS ASSOCIATION OF REALTORS® INVENTORY AND CONDITION FORM

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This form must be completed and returned or postmarked within 48 hours of move-in. Failure by Tenant to return this form to Landlord will be deemed as Tenant's acceptance of the Property in clean and good condition. This form is to report the condition of the Property and is not a request for maintenance or repairs. Communicate any repair request on a separate sheet. The condition of all items is presumed to be good, clean, and functioning unless noted otherwise. Keep a copy of this form for your records.

PROPERTY ADDRESS _____

Tenant: _____ New Phone (hm) _____ (wk) _____

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A. Exterior (note any defects in mailboxes, fences, pool, spa, doors, weatherstripping, screens, yards, gardens, sprinkler system, landscape or security lighting, drives, patios, decks, satellite dish, etc.):

B. Interior (note any defects in floor coverings, walls, wallpaper, vents, air conditioning filters, plugs, switch plates, ceilings, plumbing and lighting fixtures, drapes, closets, shelves and rods, fireplace, doors, door stops, cabinets, base boards, wood work, countertops, kitchen appliances, tubs, sinks, handles, stoppers, showers, towel racks, soap dishes, fans, mirrors, window and window coverings, screens, etc.):

(1) Living Room:

(2) Family Room:

(3) Dining Room:

(4) Kitchen & Breakfast:

(5) Halls:

(6) Master Bedroom and Master Bath:

Inventory and Condition concerning _____
(Property Address)

(7) Bedroom 2:

(8) Bedroom 3:

(9) Bedroom 4:

(10) Garage:

(11) Other Baths:

(12) Other Rooms:

C. Other Items (note any defects in furniture, thermostats, washer/dryer and connections, A/C unit, heaters, bathroom heaters, etc.):

D. A/C Filters: All A/C filters are new clean _____.

E. Smoke Detectors: Tenant should test each smoke detector. Is each smoke detector operable?
 Yes No If not, explain _____

F. Security Devices: Tenant should test all security devices. Note any security devices not operating.

Door locks (door knob, deadbolts, etc.): _____ Garage Door Locks and Openers: _____

Window locks: _____ Electronic or Pass Cards: _____

Gate Locks: _____ Other: _____

Note the number of keys received: door keys _____; garage door keys _____; garage door openers _____;
mail box keys _____; laundry room keys _____; recreational facilities keys _____; pass cards _____

The above is an accurate account of the condition of the property for purposes of the security deposit and along with a move-out assessment will be the basis of the security deposit refund.

Landlord Date

Tenant Date

Landlord Date

Tenant Date

By _____
as _____ for Landlord

Tenant Date