

PROPERTY CONDITION FORM Hawaii Association of REALTORS[®] Standard Form Revised 4/23 For Release 11/23



COPYRIGHT AND TRADEMARK NOTICE: THIS COPYRIGHTED HAWAI'I ASSOCIATION OF REALTORS® STANDARD FORM IS LICENSED FOR USE UNDER TERMS OF THE HAWAI'I ASSOCIATION OF REALTORS® STANDARD FORM LICENSE AGREEMENT LOCATED AT http://www.hawaiirealtors.com/standard-formpolicy. 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	Date of Check-in Inspection		
This form has been completed by the left blank) days from the beginning of is responsible for any damage not not	Landlord or their Representative. Please review and sign on the last page. Tenant has (seven (7) if Rental Term to report any discrepancies. Failure to do so indicates acceptance of the condition as noted. Tenant ed on this form.		
	COMMENTS (see Comment Codes at end of form)		
ENTRY	· · ·		
Flooring			
Baseboards			
Walls			
Ceiling			
Lights			
Switches			
Outlets			
Closets			
Door/Frames			
Cable			
Window Coverings			
Windows			
Screens			
Curtain Rods			
Ceiling Fans/Remotes			
Air Conditioner			
Other			



Tenants	
Property Address	
	COMMENTS (see Comment Codes at end of form)
LIVING ROOM	
Flooring	
Baseboards	
Walls	
Ceiling	
Lights	
Switches	
Outlets	
Closets	
Door/Frames	
Cable	
Window Coverings	
Windows	
Screens	
Curtain Rods	
Ceiling Fans/Remotes	
Air Conditioner	
Other	
	COMMENTS (see Comment Codes at end of form)
DINING ROOM	
Flooring	
Baseboards	
Walls	
Walls Ceiling	
Ceiling	
Ceiling Lights	
Ceiling Lights Switches	
Ceiling Lights Switches Outlets	
Ceiling Lights Switches Outlets Closets	
Ceiling Lights Switches Outlets Closets Door/Frames	
Ceiling Lights Switches Outlets Closets Door/Frames Cable	
Ceiling Lights Switches Outlets Closets Door/Frames Cable Window Coverings	
Ceiling Lights Switches Outlets Closets Door/Frames Cable Window Coverings Windows	
Ceiling Lights Switches Outlets Closets Door/Frames Cable Window Coverings Windows Screens	
Ceiling Lights Switches Outlets Closets Door/Frames Cable Window Coverings Windows Screens Curtain Rods	

Tenants	
Property Address	
	COMMENTS (see Comment Codes at end of form)
KITCHEN	
Flooring	
Baseboards	
Ceiling	
Walls	
Door/Frames	
Lights	
Switches	
Outlets	
Countertops	
Cabinets - Upper	
Cabinets - Lower	
Sink	
Dishwasher drainage	
Faucet	
Garbage Disposal	
Dishwasher	
Refrigerator/Freezer	
Ice Maker/Ice Trays	
Microwave	
Microwave Hood	
Cooktop/Oven	
Hood/Fan	
Window Coverings	
Windows	
Screens	
Curtain Rod	
Air Conditioner	
Ceiling Fan	
Other	

Tenants	
Property Address	
	COMMENTS (see Comment Codes at end of form)
ADDITIONAL ROOM	
Flooring	
Baseboards	
Walls	
Ceiling	
Lights	
Switches	
Outlets	
Closets	
Door/Frames	
Cable	
Window Coverings	
Windows	
Screens	
Curtain Rods	
Ceiling Fans/Remotes	
Air Conditioner	
Other	

TENANT'S INITIALS & DATE

Tenants	
Property Address	
	COMMENTS (see Comment Codes at end of form)
HALLWAY	
Flooring	
Steps	
Baseboards	
Ceiling	
Walls	
Closets	
Doors/Frame	
Lights	
Switches	
Outlets	
Smoke Detector	
Railing	
Windows	
Screens	
Window Coverings	
Curtain Rod	
Other	
	COMMENTS (see Comment Codes at end of form)
STAIRWELL	
Flooring	
Steps	
Baseboards	
Ceiling	
Walls	
Closets	
Doors/Frame	
Lights	
Switches	
Outlets	
Smoke Detector	
Railing	
Windows	
Screens	
Window Coverings	
Curtain Rod	

TENANT'S INITIALS & DATE

Other	
Tenants	
Property Address	
	COMMENTS (see Comment Codes at end of form)
BEDROOM	
Flooring	
Baseboards	
Walls	
Ceiling	
Lights	
Switches	
Outlets	
Closets	
Door/Frames	
Cable	
Window Coverings	
Windows	
Screens	
Curtain Rods	
Ceiling Fans/Remotes	
Air Conditioner	
Smoke Detector	
Other	

Tenants	
Property Address	
	COMMENTS (see Comment Codes at end of form)
BATHROOM	
Flooring	
Baseboards	
Ceiling	
Walls	
Closets	
Doors/Frames	
Vent/Fan	
Lights	
Switches	
Outlets	
Mirror	
Medicine Cabinet	
Shower	
Shower Rod/Door	
Bathtub	
Bathroom drainage	
Shower Faucet	
Shower Head	
Shower Drain/Stopper	
Sink	
Sink Faucet	
Sink Drain/Stopper	
Cabinets	
Counter Tops	
Toilet/Bidet	
Toilet Seat	
Towel Rack/Hooks	
Window Coverings	
Windows	
Screens	
Curtain Rod	
Other	

Tenants	
Property Address	
	COMMENTS (see Comment Codes at end of form)
GARAGE/CARPORT	
Ceilings	
Walls	
Flooring	
Door/Frame	
Lights	
Switches/Outlets	
Garage Door	
Garage Door Opener	
Closet/Closet Doors	
Cabinets	
Shelves	
Deep Sink	
Faucet	
Drain/Stopper	
Windows	
Screens	
Other	
PARKING STALLS	
Stall #1	
Stall #2	
LANAI/PATIO	
Flooring	
Walls	
Ceiling	
Lights	
Switches	
Outlets	
Railing	
Other	

TENANT'S INITIALS & DATE

Tenants	
Property Address	
	COMMENTS (see Comment Codes at end of form) + model number and description
APPLIANCES	
Water Heater	
Washer	
Dryer	
Garbage Disposal	
Dishwasher	
Air Conditioner Unit	
Refrigerator	
Cooktop	
Oven	
Microwave	
Range Oven	
Range Hood	
Microwave Hood	
Other	
	COMMENTS (see Comment Codes at end of form)
EXTERIOR	
Air Conditioner Unit	
Front Door	
Locks – Front Door	
Doorbell	
Front Porch	
Lighting	
Mailbox	
Back Door	
Locks – Back Door	
Fences	
Gates	
Yard	
Sprinkler System	
Landscaping	
Walkway/Steps	
Satellite Dish	
Pool: [] Plaster [] Tiled	
Spa	
Deck	

Equipment	
Other	
Tenants	
Property Address	
ACCESS / SECURITY	NUMBER
Door	
Security or Screen Door	
Security System	
Deadbolt	
Mailbox	
Building Security	
Storage/Utility	
Parking/Garage	
Pool	
Other	

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 normal wear and tear.

Tenant's Signature	Date Tenant's Signature		Date	
Tenant's Signature	Date	 Tenant's Signature		Date
Landlord's Signature	Date			
	COMME	NT CODES		
GCN = Good, clean, no damage BO = Burnt out BR = Broken BU = Burnt CO = Corroded CR = Cracked CL = Clean DT = Dirty DU = Dusty Fair FX = Functions GD = Good HO = Hole	LE = Leak LO = Loose MD = Minor dings NE = New NH = Nail hole NT = Not tested NW = Not working PO = Poor RD = Repaired dama RU = Rust SC = Scratched SM = Scuffs/Smudg SO = Soiled		SP = Spot TBR = To be repaired TO = Torn WO = Worn out WS = Water spots	

TENANT'S INITIALS & DATE

Page ____ of ____

Tenants	
Property Address	

TO BE COMPLETED AT CHECK-OUT INSPECTION BY LANDLORD

Tenant's Forwarding Address:	en days after the termination of the Rental A	I has claimed and retained amounts, if any, shall be greement.
	en days after the termination of the Rental A	has claimed and retained amounts, if any, shall be greement.
	en days after the termination of the Rental A	has claimed and retained amounts, if any, shall be greement.
he security deposit, or the portion of the s eturned to the Tenant not later than fourte		
	?[]YES[]NO	
Repairs Needed:		
Keys Returned: [] YES [] NO.		
Yeys Missing, Specify:		
	COMMENT CODES	
GCN = Good, clean, no damage	LE = Leak	SP = Spot
60 = Burnt out 6R = Broken	LO = Loose MD = Minor dings	TBR = To be repaired TO = Torn
U = Burnt	NE = New	WO = Worn out
C = Corroded	NH = Nail hole	WS = Water spots
R = Cracked	NT = Not tested	
CL = Clean	NW = Not working	
DT = Dirty	PO = Poor	
0U = Dusty	RD = Repaired damage	
air	RU = Rust	
X = Functions SD = Good	SC = Scratched SM = Scuffs/Smudges	
10 = Hole	SO = Soiled	

TENANT'S INITIALS & DATE