



PROPERTY CONDITION FORM
Hawaii Association of REALTORS® Standard Form
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Tenants _____
 Property Reference or Address _____
 Rental Term Beginning Date _____ Date of Check-in Inspection _____

This form has been completed by the Landlord or their Representative. Please review and sign on the last page. Tenant has _____ (seven (7) if left blank) days from the beginning of Rental Term to report any discrepancies. Failure to do so indicates acceptance of the condition as noted. Tenant is responsible for any damage not noted on this form.

AREA	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	
Other	
LIVING ROOM	
Flooring	
Baseboards	
Walls	
Ceiling	
Lights	
Switches/Outlets	
Closets	
Door/Frames	
Cable	
Window Coverings	
Windows	
Screens	

 TENANT'S INITIALS & DATE

 LANDLORD'S INITIALS & DATE



LIVING ROOM (Cont'd)	COMMENTS
Curtain Rods	
Ceiling Fans/Remotes	
Air Conditioner	
Other	
Other	
DINING ROOM	
Flooring	
Baseboards	
Walls	
Ceiling	
Lights	
Switches/Outlets	
Closets	
Door/Frames	
Cable	
Window Coverings	
Windows	
Screens	
Curtain Rods	
Ceiling Fans/Remotes	
Air Conditioner	
Other	
Other	
KITCHEN	
Flooring	
Baseboards	
Ceiling	
Walls	
Door/Frames	
Lights	
Switches/Outlets	
Countertops	
Cabinets - Upper	
Cabinets - Lower	
Sink	
Faucet	
Garbage Disposal	
Dishwasher	
Refrigerator/Freezer	
Ice Maker/Ice Trays	
Microwave	
Microwave Hood	

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KITCHEN (Cont'd)	COMMENTS
Cooktop/Oven	
Hood/Fan	
Window Coverings	
Windows	
Screens	
Curtain Rod	
Other	
Other	
OTHER ROOM	
Flooring	
Baseboards	
Walls	
Ceiling	
Lights	
Switches/Outlets	
Closets	
Door/Frames	
Cable	
Window Coverings	
Windows	
Screens	
Curtain Rods	
Ceiling Fans/Remotes	
Air Conditioner	
Other	
Other	
HALLWAY	
Flooring	
Baseboards	
Ceiling	
Walls	
Closets	
Doors/Frame	
Lights	
Switches/Outlets	
Smoke Detector	
Other	
Other	
HALLWAY/STAIRWELL	
Flooring	
Baseboards	
Ceiling	

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HALLWAY/STAIRWELL (Cont'd)	COMMENTS
Walls	
Closets	
Doors/Frame	
Lights	
Switches/Outlets	
Other	
Other	
Stairwell	
Flooring	
Baseboards	
Ceiling	
Walls	
Closets	
Doors/Frame	
Lights	
Switches/Outlets	
Railing	
Window	
Screens	
Window Coverings	
Curtain Rod	
Smoke Detector	
Other	
Other	
MASTER 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	

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MASTER BEDROOM (Cont'd)	COMMENTS
Other	
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	
Other	
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	
Other	
BEDROOM ()	
Flooring	
Baseboards	

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BEDROOM () (Cont'd)	COMMENTS
Walls	
Ceiling	
Lights	
Switches/Outlets	
Closets	
Door/Frames	
Cable	
Window Coverings	
Windows	
Screens	
Curtain Rods	
Ceiling Fans/Remotes	
Air Conditioner	
Smoke Detector	
Other	
Other	
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	
Other	
BATHROOM ()	
Flooring	
Baseboards	
Ceiling	
Walls	
Closets	
Doors/Frames	

TENANT'S INITIALS & DATE

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BATHROOM () (Cont'd)	COMMENTS
Vent/Fan	
Lights	
Switches/Outlets	
Mirror	
Medicine Cabinet	
Shower	
Shower Rod/Door	
Bathtub	
Shower Faucet	
Shower Head	
Shower Drain/Stopper	
Sink	
Sink Faucet	
Sink Drain/Stopper	
Cabinets	
Counter Tops	
Toilet	
Toilet Seat	
Towel Rack/Hooks	
Window Coverings	
Windows	
Screens	
Curtain Rod	
Other	
Other	
BATHROOM ()	
Flooring	
Baseboards	
Ceiling	
Walls	
Closets	
Doors/Frames	
Vent/Fan	
Lights	
Switches/Outlets	
Mirror	
Medicine Cabinet	
Shower	
Shower Rod/Door	
Bathtub	
Shower Faucet	
Shower Head	

TENANT'S INITIALS & DATE

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BATHROOM () (Cont'd)	COMMENTS
Shower Drain/Stopper	
Sink	
Sink Faucet	
Sink Drain/Stopper	
Cabinets	
Counter Tops	
Toilet	
Toilet Seat	
Towel Rack/Hooks	
Window Coverings	
Windows	
Screens	
Curtain Rod	
Other	
Other	
BATHROOM ()	
Flooring	
Baseboards	
Ceiling	
Walls	
Closets	
Doors/Frames	
Vent/Fan	
Lights	
Switches/Outlets	
Mirror	
Medicine Cabinet	
Shower	
Shower Rod/Door	
Bathtub	
Shower Faucet	
Shower Head	
Shower Drain/Stopper	
Sink	
Sink Faucet	
Sink Drain/Stopper	
Cabinets	
Counter Tops	
Toilet	
Toilet Seat	
Towel Rack/Hooks	
Window Coverings	

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BATHROOM () (Cont'd)	COMMENTS
Windows	
Screens	
Curtain Rod	
Other	
Other	
MISCELLANEOUS	
Pool - Plaster/Tile	
Spa	
Deck	
Equipment	
Other	
Other	
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	
Other	
PARKING STALLS	
Stall #1	
Stall #2	
Other	
Other	
APPLIANCES	COMMENTS (Add Model Number and Description)
Water Heater	
Washer	
Dryer	
Garbage Disposal	
Dishwasher	

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APPLIANCES (Cont'd)	COMMENTS (Add Model Number and Description)
Air Conditioner Unit	
Refrigerator	
Cooktop	
Oven	
Security System	
Other	
Other	
EXTERIOR	
Air Conditioner Unit	
Front Door	
Locks - Front Door	
Doorbell	
Front Porch	
Lighting	
Mailbox	
Back Door	
Locks - Back Door	
Fences	
Gates	
Yard/Landscaping	
Walkway/Steps	
Satellite Dish	
Other	
LANAI/PATIO	
Flooring	
Walls	
Ceiling	
Lights	
Switches/Outlets	
Railing	
NUMBER OF KEYS	
Door	
Security/Screen	
Deadbolt	
Mailbox	
Building Security	
Storage/Utility	
Parking/Garage	
Pool	
Remotes	
Other	
Other	

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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 _____

TO BE COMPLETED AT CHECK-OUT INSPECTION BY LANDLORD

Date of Check-out Inspection: _____

Tenant's Forwarding Address: _____

The security deposit, or the portion of the security deposit remaining after the Landlord has claimed and retained amounts, if any, shall be returned to the Tenant not later than fourteen days after the termination of the Rental Agreement.

ACH Cancelled? [] YES [] NO _____

Utilities Cancelled? [] YES [] NO _____

Photos Taken By Landlord/Representative? [] YES [] NO _____

Repairs Needed:

Keys Returned: [] YES [] NO

Keys Missing:

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 damage
RU = Rust
SC = Scratched
SM = Scuffs/Smudges
SO = Soiled
SP = Spot
TBR = To be repaired
TO = Torn
WO = Worn out
WS = Water spots

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