



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



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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.

	COMMENTS (see Comment Codes at end of form)
ENTRY	
Flooring	All GCN unless otherwise noted:
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
LANDLORD'S INITIALS & DATE

Tenants	
Property Address	
	COMMENTS (see Comment Codes at end of form)
LIVING ROOM	
Flooring	All GCN unless otherwise noted:
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	All GCN unless otherwise noted:
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

LANDLORD'S INITIALS & DATE

Tenants	
Property Address	
	COMMENTS (see Comment Codes at end of form)
KITCHEN	
Flooring	All GCN unless otherwise noted:
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	

TENANT'S INITIALS & DATE

LANDLORD'S INITIALS & DATE

Tenants	
Property Address	
	COMMENTS (see Comment Codes at end of form)
ADDITIONAL ROOM	
Flooring	All GCN unless otherwise noted:
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

LANDLORD'S INITIALS & DATE

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

TENANT'S INITIALS & DATE

LANDLORD'S INITIALS & DATE

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

 TENANT'S INITIALS & DATE

 LANDLORD'S INITIALS & DATE

Tenants	
Property Address	
	COMMENTS (see Comment Codes at end of form)
BATHROOM	
Flooring	All GCN unless otherwise noted:
Baseboards	
Ceiling	
Walls	
Closets	
Doors/Frames	
Vent/Fan	
Lights	
Switches	
Outlets	
Mirror	
Medicine Cabinet	
Shower	
Shower Rod/Door	
Bathub	
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	

TENANT'S INITIALS & DATE

LANDLORD'S INITIALS & DATE

Tenants	
Property Address	
	COMMENTS (see Comment Codes at end of form)
GARAGE/CARPORT	
Ceilings	All GCN unless otherwise noted:
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

LANDLORD'S INITIALS & DATE

Tenants	
Property Address	
	COMMENTS (see Comment Codes at end of form) + model number and description
APPLIANCES	
Water Heater	All GCN unless otherwise noted:
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	All GCN unless otherwise noted:
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: <input type="checkbox"/> Plaster <input type="checkbox"/> Tiled	
Spa	
Deck	

TENANT'S INITIALS & DATE

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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 **Robert M. Jilek, R(B) 21632** Date

COMMENT 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 damage

RU = Rust

SC = Scratched

SM = Scuffs/Smudges

SO = Soiled

SP = Spot

TBR = To be repaired

TO = Torn

WO = Worn out

WS = Water spots

 TENANT'S INITIALS & DATE

 LANDLORD'S INITIALS & DATE

Tenants	
Property Address	

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, will 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, Specify: _____

COMMENT CODES

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

 TENANT'S INITIALS & DATE

 LANDLORD'S INITIALS & DATE