



PROPERTY CONDITION FORM
Hawaii Association of Realtors® Standard Form
Revised 9/03 (NC) For Release 11/06



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Tenant Name(s) _____
 Property Address 73-4427 Nehiwa St. lower 1 bedroom/1 bath City Kailua-Kona Unit # Lower
 Move-in Date _____ Move-out Date _____

The move-in part of this form has been completed by management prior to you moving in. Please review and sign on the last page. You have seven (7) days to return this form. Failure to do so indicates your acceptance of the condition as noted.

Area	Move-In	Comments	Move-Out	Comments
Exterior				
A/C compressor	N/A		N/A	
Back Door/Locks	N/A		N/A	
Doorbell	N/A		N/A	
Fences				
Front Door/Locks				
Lighting				
Mailbox/Porch				
Windows				
Yard				
Living Room				
Baseboard				
Ceiling/Walls				
Closets/Other				
Doors/Woodwork				
Fireplace	N/A		N/A	
Flooring/Carpet				
Lights/Switches/Outlets				
Phone jack/cable				
Window coverings				
Window/Screens				
Others				
Dining Room				
Baseboard				
Ceiling/Walls				
Doors/Woodwork				
Flooring/Carpet				
Lights/Switches/Outlets				
Phone jack/cable				
Window coverings				
Windows/Screens				
Others				
Kitchen				
Baseboard				
Broiler pan				
Cabinets				
Ceiling/Walls				
Countertop				
Dishwasher	N/A		N/A	
Doors/Woodwork				
Drip pans				
Flooring/Carpet				



Area	Move-In	Comments	Move-Out	Comments
Kitchen (Cont'd)				
Garbage Disposal				
Hood/Fan	N/A		N/A	
Ice maker/ice trays				
Lights/Switches/Outlets				
Microwave				
Phone jack/cable				
Refrigerator				
Sink/Faucet				
Stovetop/oven/range				
Window coverings				
Windows/Screens				
Other				
Activity Room				
Baseboard	N/A		N/A	
Ceiling/Walls	N/A		N/A	
Closets/Other	N/A		N/A	
Doors/Woodwork	N/A		N/A	
Fireplace	N/A		N/A	
Flooring/Carpet	N/A		N/A	
Lights/Switches/Outlets	N/A		N/A	
Window coverings	N/A		N/A	
Windows/Screens	N/A		N/A	
Hallway				
Baseboard				
Ceiling/Walls				
Closets/Other				
Doors/Woodwork				
Flooring				
Lights/Switches/Outlets				
Garage/Carport/Stalls				
Closets/Others				
Floor				
Lights/Switches/Outlets				
Opener/Door/Windows				
Master Bedroom (1)				
Baseboard				
Ceiling/Walls				
Closets/Other				
Doors/Woodwork				
Flooring/Carpet				
Lights/Switches/Outlets				
Window coverings				
Windows/Screens				
Bedroom (0)				
Baseboard	N/A		N/A	
Ceiling/Walls	N/A		N/A	
Closets/Other	N/A		N/A	
Doors/Woodwork	N/A		N/A	
Flooring	N/A		N/A	
Lights/Switches/Outlets	N/A		N/A	
Window coverings	N/A		N/A	
Windows/Screens	N/A		N/A	

Area	Move-In	Comments	Move-Out	Comments
Bedroom (0)				
Baseboard	N/A		N/A	
Ceiling/Walls	N/A		N/A	
Closets/Other	N/A		N/A	
Doors/Woodwork	N/A		N/A	
Flooring	N/A		N/A	
Lights/Switches/Outlets	N/A		N/A	
Window coverings	N/A		N/A	
Windows/Screens	N/A		N/A	
Bedroom (0)				
Baseboard	N/A		N/A	
Ceiling/Walls	N/A		N/A	
Closets/Other	N/A		N/A	
Doors/Woodwork	N/A		N/A	
Flooring	N/A		N/A	
Lights/Switches/Outlets	N/A		N/A	
Window coverings	N/A		N/A	
Windows/Screens	N/A		N/A	
Bathroom (1)				
Baseboard				
Ceiling/Walls				
Closets/Other				
Doors/Woodwork				
Fan				
Flooring				
Lights/Switches/Outlets				
Mirror/Medicine Cabinet				
Shower Curtain or Enclosure				
Sink/Vanity				
Stoppers				
Toilet				
Towel Rack/hooks				
Tub/Shower				
Window coverings				
Windows/Screens				
Bathroom (0)				
Baseboard	N/A		N/A	
Ceiling/Walls	N/A		N/A	
Closets/Other	N/A		N/A	
Doors/Woodwork	N/A		N/A	
Fan	N/A		N/A	
Flooring	N/A		N/A	
Lights/Switches/Outlets	N/A		N/A	
Mirror/Medicine Cabinet	N/A		N/A	
Shower Curtain or Enclosure	N/A		N/A	
Sink/Vanity	N/A		N/A	
Stoppers	N/A		N/A	
Toilet	N/A		N/A	
Towel Rack/hooks	N/A		N/A	
Tub/Shower	N/A		N/A	
Window coverings	N/A		N/A	
Windows/Screens	N/A		N/A	

Area	Move-In	Comments	Move-Out	Comments
Basement				
Ceiling/Walls	N/A		N/A	
Flooring	N/A		N/A	
Lights/Switches/Outlets	N/A		N/A	
Windows/Screens	N/A		N/A	
Miscellaneous				
Air Conditioner(s) (#)	N/A		N/A	
Ceiling fans (# 2)				
Lanai				
Pool/Spa/Equipment	N/A		N/A	
Washer/Dryer				
Water Heater				
Safety Detection Devices				
Smoke/Heat				
Carbon Monoxide				
Other				

I understand that the MOVE-IN section will be compared to the MOVE-OUT section at the time of move-out and that I will be responsible for any and all discrepancies in an item's condition. I understand that at the time of move-out, Landlord may deduct from my security deposit the costs of cleaning, repairing, or restoring the items on this form to their move-in condition, except for damage caused by ordinary wear and tear.

MOVE-IN	MOVE-OUT
<p># of Keys Received: Unit <u>2</u> Bldg <u>NA</u> Garage <u>NA</u> Mail <u>NA</u> Pool <u>NA</u> Storage/Utility <u>NA</u> Parking <u>NA</u> Compactor <u>NA</u></p> <p>I hereby acknowledge that I have reviewed all four pages and acknowledge this is an accurate statement of the condition of the Property at the time of my taking occupancy. I further understand that I shall be required to deliver the Property in this same condition at the termination of my tenancy or to pay for any costs to restore the Property to its original condition at the time I took possession of the Property, normal wear and tear excepted.</p>	<p># of Keys Received: Unit <u>2</u> Bldg <u>NA</u> Garage <u>NA</u> Mail <u>NA</u> Pool <u>NA</u> Storage/Utility <u>NA</u> Parking <u>NA</u> Compactor <u>NA</u></p> <p>I certify that the above check out inspection represents a true record of the condition of the unit and its contents upon vacating.</p>
<p>_____ Tenant's Signature Date</p>	<p>_____ Tenant's Signature Date</p>
<p>_____ Tenant's Signature Date</p>	<p>_____ Tenant's Signature Date</p>
<p>_____ Tenant's Signature Date</p>	<p>_____ Tenant's Signature Date</p>
<p>_____ Manager/Landlord's Signature Date</p>	<p>_____ Manager/Landlord's Signature Date</p>