

Tenant Name _____ Property Address _____

1ST AVENUE PROPERTIES

When moving out -
 Be sure you give proper notice! You will need to submit your intent to vacate in writing 30 days prior to wanting to move. A "Notice To Vacate" form is available at our office or on our website www.1aprentals.com
 It is your responsibility to call 1st Avenue Properties when you expect to be done cleaning so you can schedule a move-out inspection and return keys. Rent will be charged until keys are returned to 1st Avenue Properties regardless of your stated move-out date.
ANY QUESTIONS OR CONCERNS, PLEASE CALL
1st Avenue Properties At 208-947-4605

PROPERTY CONDITION REPORT

Move-in _____ Move-out _____

Pre-inspection _____ Routine check _____

Ratings:

E = Excellent **G** = good **F** = fair **P** = poor **R/C** = needs to be repaired or cleaned, **N/A** = not applicable

ITEM	move-in	move-out	SERVICEREMARKS
EXTERIOR			
Roof/Trim	_____	_____	_____
Front Door/Screens	_____	_____	_____
Rear Door/Screens	_____	_____	_____
Mail Box	_____	_____	_____
Fences (front/rear)	_____	_____	_____
Gates	_____	_____	_____
Pool/Equipment	_____	_____	_____
Lawn/Trees/Shrubs	_____	_____	_____
Sprinklers	_____	_____	_____
Other	_____	_____	_____
LIVING ROOM			
Carpet/Floor/Tile	_____	_____	_____
Light Fixtures	_____	_____	_____
Switches/Outlets	_____	_____	_____
Screens/Windows	_____	_____	_____
Ceiling	_____	_____	_____
Walls	_____	_____	_____
Drapes/Rods/Blinds	_____	_____	_____
Smoke Detector	_____	_____	_____
Other	_____	_____	_____
DINING AREA			
Carpet/Floor/Tile	_____	_____	_____
Light Fixtures	_____	_____	_____
Switches/Outlets	_____	_____	_____
Screens/Windows	_____	_____	_____
Ceiling	_____	_____	_____
Walls	_____	_____	_____
Drapes/Rods/Blinds	_____	_____	_____
Smoke Detector	_____	_____	_____
Other	_____	_____	_____

Tenant Move-in Signature _____ Date _____ Landlord Signature _____ Move-out Signature _____ Date _____

Tenant Name _____ Property Address _____

KITCHEN

Carpet/Floor/Tile _____
Counter Tops _____
Light Fixtures _____
Switches/Outlets _____
Cabinets _____
Range/Hood _____
Refrigerator/Ice Maker _____
Dishwasher _____
Garbage Disposal _____
Screens/Windows _____
Blinds/Drapes/Rods _____
Ceiling/Walls _____
Smoke Detector _____
Other _____

Condition _____

DEN

Carpet/Floor/Tile _____
Light Fixtures _____
Switches/Outlets _____
Screens/Windows _____
Ceiling _____
Walls _____
Drapes/Rods/Blinds _____
Door _____
Fireplace/Equipment _____
Wet Bar _____
Smoke Detector _____
Other _____

MASTER BEDROOM

Carpet/Floor/Tile _____
Light Fixtures _____
Switches/Outlets _____
Screens/Windows _____
Ceiling _____
Walls _____
Drapes/Rods/Blinds _____
Door _____
Smoke Detector _____
Other _____

MASTER BATH

Carpet/Floor/Tile _____
Light Fixtures _____
Switches/Outlets _____
Window/Door/Screen _____
Fixtures/Tile/Mirror _____
Shower Curtain/Door _____

Tenant Move-in Signature _____ Date _____ Landlord Signature _____ Move-out Signature _____ Date _____

Tenant Name _____

Property Address _____

Bath Tub _____

Sinks/Toilet _____

Ceiling/Walls _____

Door _____

Other _____

BEDROOM

Carpet/Floor/Tile _____

Light Fixtures _____

Switches/Outlets _____

Screens/Windows _____

Ceiling/Walls _____

Door _____

Drapes/Rods/Blinds _____

Smoke Detector _____

Other _____

BEDROOM

Carpet/Floor/Tile _____

Light Fixtures _____

Switches/Outlets _____

Screens/Windows _____

Ceiling/Walls _____

Door _____

Drapes/Rods/Blinds _____

Smoke Detector _____

Other _____

BEDROOM

Carpet/Floor/Tile _____

Light Fixtures _____

Switches/Outlets _____

Screens/Windows _____

Ceiling/Walls _____

Door _____

Drapes/Rods/Blinds _____

Smoke Detector _____

Other _____

FAMILY BATH

Carpet/Floor/Tile _____

Light Fixtures _____

Switches/Outlets _____

Window/Door/Screen _____

Fixtures/Tile/Mirror _____

Shower Curtain/Door _____

Tub/Shower _____

Ceiling/Wall _____

Door _____

Sinks/Toilet _____

Other _____

Tenant Move-in Signature _____

Date _____

Landlord Signature _____

Move-out Signature _____

Date _____

Tenant Name _____ Property Address _____

HALLWAY

Carpet/Floor/Tile _____
 Ceiling/Walls _____
 Smoke Detector _____
 Other _____

FURNACE, WATER HEATER, AIR CONDITIONER

Closets _____
 Furnace _____
 Water Heater _____
 Air Conditioner _____
 Filters/Baffle Plates _____
 Other _____

GARAGE

Door/Ceiling/Walls _____
 Light Fixtures _____
 Switch/Outlets _____
 Laundry Area/Room _____
 Floor _____
 Other _____

TO DO When Moving Out General Cleaning
 Walls should be washed—marks, scuffs, grease & grime removed.
 Remove all cob webs from walls & ceilings.
 Wall and/or ceiling vent & registers should be washed.
 Clean switch plates.
 Fireplace(s) should be cleaned of all debris.
 Light bulbs should be replaced as necessary.
 Light fixture globes & cover should be washed & put back up
 Binds and/or window coverings cleaned
 Everything must be removed from closets including coat hangers, and shelves cleaned.
 Carpet must be well vacuumed in preparation for shampooing. Carpet is required to be “professionally shampooed” - a receipt must be submitted to the office or you will be charged.
 All Floors must be cleaned and mopped.
 HVAC filter(s) replaced & Smoke Detector batteries replaced.
Yard
 Must be mowed, all beds weeded , well groomed and watered.
 If pets, waste must be cleaned-up
 Trash in cans—placed out for pick-up
Garage
 Remove all personal items & garbage
 Sweep floor & wipe shelving off
PLEASE DO NOT HAVE UTILITIES TURNED OFF ... TRANSFER THEM BACK TO 1st Avenue Properties!

TO DO When Moving Out Kitchen
 Refrigerator should be defrosted, if required— cleaned and left on a low setting. **DO NOT UNPLUG!**
 Range should be completely cleaned—including broiler pan. Remove Drip pans and clean under the underneath surfaces. Drip pans are required to be replaced and will be charged to you if not replaced.
 Exhaust fans and overhead light should be free from grease & dirt, including screen.
 Dishwasher interior should be wiped out including around the inside of the door.
 Microwaves should be wiped out & cleaned.
 Garbage disposal should have ice ran through it to clean blades & deodorize.
 Kitchen floor cleaned & mopped
 Cabinets and drawer fronts cleaned. Interior of cabinets wiped out.
Bathrooms
 Tub, shower, basin and toilet should be cleaned and sanitized.
 Tile washed and grout cleaned.
 Glass Doors cleaned & soap scum removed.
 Exhaust fans taken down & cleaned.
 Vanity & cabinets cleaned.
 Bathroom floors mopped and cleaned.
 Faucets & Fixtures polished.

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