

Property Condition Report

THIS IS NOT A REPAIR LIST

Property Address _____

Tenants _____

Inspection Date: _____

The purpose of this report is to note the current condition of the property as of the date above. Circle Good, Fair, or Damage and explain anything less than good. Please return this report to Southwestern Management Team, LLC no later than 10 days after you take possession of the property. If not returned your indicating to SMART that the property was in perfect condition at move in.

Email Back To Becky at Becky@managevegas.com

CONDITION KEY: G = Good F = Fair D = Damaged

	KITCHEN	IN		FAMILY ROOM	IN		LIVING ROOM	IN
1	WALLS	G F D	19	WALLS	G F D	34	WALLS	G F D
2	BASE BOARD	G F D	20	BASE BOARD	G F D	35	BASE BOARD	G F D
3	FLOORING	G F D	21	FLOORING	G F D	36	FLOORING	G F D
4	CEILING	G F D	22	CEILING	G F D	37	CEILING	G F D
5	LIGHTING	G F D	23	LIGHTING	G F D	38	LIGHTING	G F D
6	WINDOWS	G F D	24	CEILING FAN	G F D	39	CEILING FAN	G F D
7	BLINDS	G F D	25	WINDOWS	G F D	40	WINDOWS	G F D
8	COUNTERTOPS	G F D	26	BLINDS	G F D	41	BLINDS	G F D
9	SINKS/DISPOSAL	G F D	27	WOODWORK	G F D	42	WOODWORK	G F D
10	REFRIGERATOR	G F D	28	FIREPLACE	G F D	43	FIREPLACE	G F D
11	OVEN/STOVE	G F D	29	TELEVISION CONN.	G F D	44	TELEVISION CONN.	G F D
12	VENT /EXHAUST	G F D	30	DOOR	G F D	45	DOOR	G F D
13	DISHWASHER	G F D	31	DOORSTOP	G F D	46	DOORSTOP	G F D
14	PANTRY	G F D	32	CLOSET	G F D	47	CLOSET	G F D
15	DOOR	G F D	33	OTHER	G F D	48	OTHER	G F D
16	DOORSTOP	G F D						
17	MICROWAVE	G F D						
18	OTHER	G F D						

	FRONT EXTERIOR			BACK EXTERIOR	IN		BACK EXTERIOR	IN
1	LANDSCAPE	G F D	6	LANDSCAPE	G F D	10	HEATING SYSTEM	G F D
2	TREES	G F D	7	TREES	G F D	11	COOLING SYSTEM	G F D
3	SPRINKLERS	G F D	8	SPRINKLERS	G F D	12	ROOF	G F D
4	DOORBELL	G F D	9	EXTERIOR COND.	G F D	13	POOL / SPA	G F D
5	EXTERIOR COND.	G F D						

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	DINING ROOM	IN		PRIMARY BEDROOM	IN		PRIMARY BATHROOM	IN
1	WALLS	G F D	14	LIGHTING	G F D	29	WALLS	G F D
2	BASE BOARD	G F D	15	CEILING FAN	G F D	30	BASE BOARD	G F D
3	FLOORING	G F D	16	WINDOWS	G F D	31	FLOORING	G F D
4	CEILING	G F D	17	BLINDS	G F D	32	CEILING	G F D
5	LIGHTING	G F D	18	TELEVISION CONN.	G F D	33	CEILING FAN	G F D
6	CEILING FAN	G F D	19	DOOR	G F D	34	LIGHTING	G F D
7	WINDOWS	G F D	20	DOORSTOP	G F D	35	WINDOWS	G F D
8	BLINDS	G F D	21	CLOSET	G F D	36	BLINDS	G F D
9	WOODWORK	G F D	22	CLOSET DOOR	G F D	37	DOOR	G F D
10	FIREPLACE	G F D	23	CLOSET SHELVES	G F D	38	DOORSTOP	G F D
11	DOOR	G F D	24	ELECT. PLATES	G F D	39	SINKS	G F D
12	DOORSTOP	G F D	25	FIREPLACE	G F D	40	FAUCETS	G F D
13	OTHER	G F D	26	WOODWORK	G F D	41	TUB/SHOWER	G F D
			27	FLOORING	G F D	42	SHOWER ROD	G F D
			28	OTHER	G F D	43	TOWEL BAR	G F D
						44	TOILET	G F D
						45	T/P ROLL	G F D
						46	VANITY	G F D
						47	MIRROR	G F D
						48	OTHER	G F D

	BEDROOM #2	IN		BEDROOM #3	IN		BEDROOM #4	IN
	LOCATION:			LOCATION:			LOCATION:	
1	WALLS	G F D	19	WALLS	G F D	37	WALLS	G F D
2	BASE BOARD	G F D	20	BASE BOARD	G F D	38	BASE BOARD	G F D
3	FLOORING	G F D	21	FLOORING	G F D	39	FLOORING	G F D
4	CEILING	G F D	22	CEILING	G F D	40	CEILING	G F D
5	CEILING FAN	G F D	23	CEILING FAN	G F D	41	CEILING FAN	G F D
6	LIGHTING	G F D	24	LIGHTING	G F D	42	LIGHTING	G F D
7	WINDOWS	G F D	25	WINDOWS	G F D	43	WINDOWS	G F D
8	TELEVISION POINTS	G F D	26	TELEVISION POINTS	G F D	44	TELEVISION POINTS	G F D
9	BLINDS	G F D	27	BLINDS	G F D	45	BLINDS	G F D
10	DOOR	G F D	28	DOOR	G F D	46	DOOR	G F D
11	DOORSTOP	G F D	29	DOORSTOP	G F D	47	DOORSTOP	G F D
12	CLOSET	G F D	30	CLOSET	G F D	48	CLOSET	G F D
13	CLOSET DOOR	G F D	31	CLOSET DOOR	G F D	49	CLOSET DOOR	G F D
14	CLOSET SHELVES		32	CLOSET SHELVES	G F D	50	CLOSET SHELVES	G F D
15	ELECT. PLATES		33	ELECT. PLATES		51	ELECT. PLATES	G F D
16	FIREPLACE		34	FIREPLACE		52	WOODWORK	G F D
17	WOODWORK		35	WOODWORK		53	OTHER	G F D
18	OTHER		36	OTHER				

Property Condition Report

LAUNDRY		IN	BATHROOM #2		IN	BATHROOM #3		IN
LOCATION:			LOCATION:			LOCATION:		
1	WALLS	G F D	18	WALLS	G F D	38	WALLS	G F D
2	BASE BOARD	G F D	19	BASE BOARD	G F D	39	BASE BOARD	G F D
3	FLOORING	G F D	20	FLOORING	G F D	40	FLOORING	G F D
4	CEILING	G F D	21	CEILING	G F D	41	CEILING	G F D
5	VENTS	G F D	22	CEILING FAN	G F D	42	CEILING FAN	G F D
6	LIGHTING	G F D	23	LIGHTING	G F D	43	LIGHTING	G F D
7	WINDOWS	G F D	24	WINDOWS	G F D	44	WINDOWS	G F D
8	BLINDS	G F D	25	BLINDS	G F D	45	BLINDS	G F D
9	DOOR	G F D	26	DOOR	G F D	46	DOOR	G F D
10	DOORSTOP	G F D	27	DOORSTOP	G F D	47	DOORSTOP	G F D
11	CLOSET	G F D	28	SINKS	G F D	48	SINKS	G F D
12	CLOSET DOOR	G F D	29	FAUCETS	G F D	49	FAUCETS	G F D
13	CLOSET SHELVES	G F D	30	TUB/SHOWER	G F D	50	TUB/SHOWER	G F D
14	ELECT. PLATES		31	SHOWER ROD	G F D	51	SHOWER ROD	G F D
15	WASHER		32	TOWEL BAR		52	TOWEL BAR	G F D
16	DRYER		33	TOILET		53	TOILET	G F D
17	OTHER		34	T/P ROLL		54	T/P ROLL	G F D
			35	VANITY		55	VANITY	
			36	MIRROR		56	MIRROR	
			37	OTHER		57	OTHER	

GARAGE		IN	HALL		IN	OPTIONAL		IN
1	WALLS	G F D	14	WALLS	G F D	24		G F D
2	BASE BOARD	G F D	15	BASE BOARD	G F D	25		G F D
3	FLOORING	G F D	16	FLOORING	G F D	26		G F D
4	CEILING	G F D	17	CEILING	G F D	27		G F D
5	LIGHTING	G F D	18	LIGHTING	G F D	28		G F D
6	WINDOWS	G F D	19	DOOR	G F D	29		G F D
7	BLINDS	G F D	20	DOORSTOP	G F D	30		G F D
8	DOOR	G F D	21	CLOSET	G F D	31		G F D
9	DOORSTOP	G F D	22	CLOSET DOOR	G F D	32		G F D
10	GARAGE DOOR	G F D	23	CLOSET SHELVES	G F D	33		G F D
11	DOOR OPENER	G F D				34		G F D
12	HOOK-UPS	G F D				35		G F D
13	WATER SOFTENER	G F D				36		G F D

Tenant Signature: _____

Date: _____

Tenant Signature: _____

Date: _____

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