

**Sample  
PROPERTY CONDITION CHECKLIST (see RCW 59.18.260)**

The Landlord and Tenant inspected the Premises at 333 Pollyana Lane on June \_\_\_\_, 2020 and hereby acknowledge the property conditions are as follows:

Appliances

- The dishwasher, garbage disposal, and range were new in 2018, and are clean and in good working order. The stovetop has some wear.
- The microwave and refrigerator were installed in 2010 and are clean and in good working condition.
- The washing machine is about four years old and the dryer is ten years old; both are in good working condition.
- The electric wall heaters are in good working condition.

Flooring

- The vinyl flooring was installed in 2018 and is in good condition. In a few places, the planks have a gap between them.
- The carpeting in the upstairs bedrooms was installed in 2018 and is in good condition.
- The stair carpeting was installed in 2010 and shows some wear.

Doors

- A couple of the interior doors have dings or other damage but all work properly.

Garage

- Garage doors are in good condition. One garage door has an opener and one is manual. The automatic garage door was serviced in April 2020; please do not adjust its settings.
- Ladders (an aluminum 8-foot ladder and two steel step-stools) in garage belong to Landlord.
- In the garage closet are some "spare parts" for this house, including matching paint, vinyl flooring, light bulbs, and similar items.
- A shovel, rakes, two clippers and a lawnmower are in the garage for Tenant's use, along with a Shark vacuum cleaner.

Keys

- Tenant has been issued two (2) working garage door openers and two (2) sets of keys (one for exterior door and interior/stairway door, one for the manual garage door).
- The garage keypad code is XXXX.

Kitchen, Bathroom, and Utility Room Cabinets

- Kitchen and Bathroom Cabinets are original from 1992 and are in good working order, but there are a number of areas showing wear and tear.
- The cabinets in the Utility Room were new in 2018 and are in very good condition.

Bath Fixtures

- The toilets and sinks were new in 2018 and are in very good condition.
- The showers are original, but in good working order.

Light Fixtures

- All of the light fixtures are in good working order.

Deck

- The deck and exterior entry stairs were repaired and stained in 2018 and are in good condition.

Paint

- The exterior walls were painted in March 2020 and are in good condition.
- Most interior walls were completely repainted in 2010, subsequently touched up, and are in good condition.
- The utility room was painted when remodeled in 2018.

Windows and Blinds

- All blinds are in good working condition.
- Windows are in good condition, but not all windows have screens.

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Landlord Signature and Date

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Tenant Signature and Date

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Tenant Signature and Date