CONDITION OF PREMISES ADDENDUM

DATE: _____, 20_____, at _____, California

FACTS: *Items left blank or unchecked are not applicable*
This is an addendum to the following:
☐ Lease agreement
☐ Occupancy agreement
☐ Rental Agreement
Dated: _____, 20_____
Entered into by:
Landlord: _____
Tenant: _____
Regarding real estate premises referred to as:
_____
_____

AGREEMENT:
1. Landlord and Tenant have jointly inspected the premises and common areas and agree the premises and unchecked items such as fixtures, appliances, and furnishings are in a satisfactory and sanitary condition.
2. Check only those items which are unsatisfactory and state why in "REMARKS."

EXTERIOR/COMMON AREAS:
☐ Garage/parking lot   ☐ Garbage facilities
☐ Storage area   ☐ TV antenna
☐ Pool/spa   ☐ Satellite dish
☐ Patio/decks   ☐ CATV hookup
☐ Stairs/railings   ☐ Garage door openers
☐ Hallway/lobby   ☐ Laundry area
☐ Fencing   ☐ Roof
☐ Exterior lighting   ☐ Eaves/gutters
☐ Sprinklers/hose   ☐ Mailbox
☐ Walkways   ☐ _____

ENTRY:
☐ Door   ☐ # of keys _____
☐ Doorbell/knocker   ☐ Closet
☐ Intercom/security   ☐ Shelves
☐ Locks   ☐ _____

KITCHEN:
☐ Range   ☐ Trash compactor
☐ Oven   ☐ Water purifier
☐ Refrigerator   ☐ Counters/laminate
☐ Garbage disposal   ☐ Cabinets/drawers
☐ Exhaust fan(s)   ☐ Pantry/shelves
☐ Dishwasher   ☐ Tile/linoleum
☐ Microwave   ☐ Sink/faucets

BATHROOM:
☐ Sink   ☐ Tile/linoleum
☐ Faucets/hardware   ☐ Closet/shelves
☐ Toilet   ☐ Exhaust fan(s)
☐ Shower   ☐ Shower enclosure
☐ Tub   ☐ Medicine cabinet

ELECTRICAL:
☐ Outlets   ☐ Lighting
☐ Switchplates   ☐ Thermostat
☐ Fixtures   ☐ Furnace
☐ Smoke detectors   ☐ Ventilation
☐ Air conditioning   ☐ _____

PLUMBING:
☐ Water heater   ☐ Washer
☐ Hot/cold water   ☐ Dryer
☐ Gas hookups   ☐ _____

INTERIOR:
☐ Wall coverings   ☐ Floor coverings
☐ Ceilings   ☐ Walls
☐ Draperies   ☐ Rods/tracks
☐ Glass doors   ☐ Windows
☐ Doorknobs   ☐ Fireplace
☐ Hardware/fittings   ☐ Paint
☐ Floors   ☐ Baseboards/trim
☐ Doors   ☐ Shades
☐ Closets   ☐ Screens
☐ Sills/jambs   ☐ Kickplates/stops
☐ Chimney/flue   ☐ _____

REMARKS:
_____
_____
_____
_____
_____
_____

REPAIRS PROMISED:
1. _____
_____ by: _____
2. _____
_____ by: _____

I agree to the terms stated above.
Date: _____, 20_____
Landlord/Manager: _____
Address: _____
_____
Phone: (_____) _____
Signature: _____

I accept the premise as stated above.
Date: _____, 20_____
Tenant: _____
Address: _____
_____
Phone: (_____)_____
Signature: _____
Signature: _____