



Carolin's Dynamic Realty

1515 Shopton Road, Suite 103

Charlotte, NC 28217

704.523.7368 - Voice 704.523.1253 - Fax

Inspection Date: _____

Property Address: _____

EXTERIOR	EXISTING CONDITION		If Prior Damage, Explain Here.
	Good Condition	Prior Damage	
Foundation			
Walls			
Roof			
Electrical Fixtures			
Widows / Screens			
Exterior Doors			
Gutters			
Shutters			
Mailbox			
Porch Deck			
GROUNDS			
Lawn			
Shrubs / Trees			
Walks			
Driveway			
Fence			
Exterior Storage			
SYSTEMS			
Cooling System			
Heating System			
Electrical			
Plumbing			
Security			
Water Softener			
Sump Pump			
Garage Door			
Water Heater			
Lawn Sprinkler			
LIVING ROOM			
Floor			
Walls			
Ceiling			
Electric Fixtures			
Windows			
Doors / Locks			
Closet			

Agent Initials: _____

Tenant Initials: _____

Kitchen	EXISTING CONDITION		If Prior Damage, Explain Here.
	Good Condition	Prior Damage	
Floors			
Walls			
Ceiling			
Electric Fixtures			
Windows			
Doors			
Locks			
Cabinets			
Sink			
APPLIANCES			
Stove			
Refrigerator			
Dishwasher			
BEDROOM 1			
Floors			
Walls			
Ceiling			
Electric Fixtures			
Windows			
Doors			
Closets			
BEDROOM 2			
Floors			
Walls			
Ceiling			
Electric Fixtures			
Windows			
Doors			
Closets			
BEDROOM 3			
Floors			
Walls			
Ceiling			
Electric Fixtures			
Windows			
Doors			
Closets			

Agent Initials: _____

Tenant Initials: _____

BATHROOMS	EXISTING CONDITION				If Prior Damage, Explain Here.
	Good Condition		Prior Damage		
	#1	#2	#1	#2	
Floors					
Walls					
Ceiling					
Electric Fixtures					
Windows					
Doors					
Tub / Shower					
Toilet					
Towel Rack					
Tissue Holder					
Cabinet					

OTHER					

Please Note: This is **not** a request for maintenance. Any requests for maintenance must be submitted using a Maintenance Request Form. The purpose of this form is to document the condition of the property when the tenant moves in to compare to any future condition of the property.

I certify that I have conducted a walk through of the premises. I have examined each appropriate item and noted the condition. I understand that I am responsible for any and all damages resulting from my negligence or the negligence of my guests. I also understand that this inspection form shall become part of my Residential Lease Agreement.

Tenant agrees to place in tenant's name any utilities for which he / she is responsible.

Signatures:

Tenant: _____ Date: _____

Tenant: _____ Date: _____

Landlord, By and Through Its Agent

Agent: _____ Date: _____