CONDITION OF PREMISES ADDENDUM

NOTE: This form is used by a property manager or landlord when conducting a pre-occupancy inspection with a residential tenant on entering into a rental or lease agreement, to document the condition of the premises and state the landlord's obligation to make any promised repairs. , 20 , at California. DATE: Items left blank or unchecked are not applicable. **FACTS: 1.** This is an addendum to the following agreement: ☐ Lease agreement [See **RPI** Form 550] ☐ Rental agreement [See RPI Form 551] □ Occupancy agreement [See RPI Form 593] □ of same date, or dated ______, 20_____, at _______, California, 1.1 entered into by _____ 1.2 _____, as the Landlord, _____, as the Tenant, 1.3 regarding real estate referred to as _____ 1.4 AGREEMENT: 2. 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. 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 ☐ Garage door opener(s) ☐ Stairs/railings ☐ Hallway/lobby □ Laundry area □ Fencing Roof □ Exterior lighting □ Eaves/gutters □ Sprinklers/hose ☐ Mailbox □ Walkways **ENTRY:** ☐ # of keys _____ □ Door □ Doorbell/knocker □ Closet □ Locks □ Intercom/security □ Shelves KITCHEN: □ Range ☐ Trash compactor Oven ☐ Water purifier □ Refrigerator □ Counters/laminate ☐ Garbage disposal □ Cabinets/drawers □ Exhaust fan(s) □ Pantry/shelves □ Dishwasher ☐ Tile/linoleum ☐ Sink/faucets ☐ Microwave 7. BATHROOM: □ Sink □ Tile/linoleum □ Faucets/hardware □ Closets/shelves □ Toilet □ Exhaust fan(s) Shower □ Shower enclosure ☐ Medicine cabinet □ Tub **ELECTRICAL**: □ Outlets Lighting ☐ Switchplates ☐ Thermostat ☐ Fixtures □ Furnace ☐ Smoke detectors □ Ventilation ☐ Air conditioning PLUMBING: ☐ Washer ☐ Hot/cold water ☐ Water heater □ Dryer ☐ Gas hookups

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| l agree to the terms stated above. □ See attached Signature Page Addendum. [RPI Form 251] Date:, 20 Landlord/Manager: | | 1] □ See a Date: _ | pt the premises as stated attached Signature Page Add, 20 | endum. [RPI Form 251] — |
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