

**CONDITION OF PREMISES ADDENDUM**

and inventory

**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 for a furnished unit, to document the condition of the furnishings and personal property inventory.

**DATE:** \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_, California.

*Items left blank or unchecked are not applicable.*

**FACTS:**

- 1. This is an addendum to the following
  - Lease agreement [See **RPI** Form 550]
  - Rental agreement [See **RPI** Form 551]
  - Occupancy agreement [See **RPI** Form 593]
  - \_\_\_\_\_
- 1.1  of same date, or dated \_\_\_\_\_, 20\_\_\_\_,
- 1.2  entered into by \_\_\_\_\_, as the Landlord,
- 1.3 and \_\_\_\_\_, as the Tenant,
- 1.4 regarding real estate referred to as \_\_\_\_\_

**AGREEMENT:**

- 2. Landlord and Tenant have jointly inspected the furniture and furnishings and agree they are in satisfactory and sanitary condition.
- 3. Only those items checked are unsatisfactory and explained under "REMARKS."
- 4. The quantity of furnishings entered on this form are accepted by Tenant.
- 5. Reimbursement for any loss, damage or excess wear and tear on furnishings provided to Tenant will be deducted from Tenant's security deposit.

**6. LIVING ROOM**

- Carpet  Chairs # \_\_\_\_\_
- Draperies  End tables # \_\_\_\_\_
- Window coverings  Coffee tables # \_\_\_\_\_
- Wall coverings  Lamps # \_\_\_\_\_
- Couch # \_\_\_\_\_  Shelves # \_\_\_\_\_
- Pictures # \_\_\_\_\_  \_\_\_\_\_

**7. KITCHEN**

- Tile/linoleum  Chairs # \_\_\_\_\_
- Window coverings  Range
- Refrigerator  Cabinets
- Table # \_\_\_\_\_  \_\_\_\_\_

**8. BEDROOM:**

- Double bed # \_\_\_\_\_  Night stands # \_\_\_\_\_
- Single bed # \_\_\_\_\_  Lamps # \_\_\_\_\_
- Headboards # \_\_\_\_\_  Bureau # \_\_\_\_\_
- Mattress # \_\_\_\_\_  Pictures # \_\_\_\_\_
- Box springs # \_\_\_\_\_  Mirror # \_\_\_\_\_
- Bed frame # \_\_\_\_\_  \_\_\_\_\_

**9. SECOND BEDROOM**

- Double bed # \_\_\_\_\_  Night stands # \_\_\_\_\_
- Single bed # \_\_\_\_\_  Lamps # \_\_\_\_\_
- Headband # \_\_\_\_\_  Bureau # \_\_\_\_\_
- Mattress # \_\_\_\_\_  Pictures # \_\_\_\_\_
- Box springs # \_\_\_\_\_  Mirror # \_\_\_\_\_

**10. BATHROOM:**

- Medicine cabinet  Shower tub
- Shelves/fitings  Shower enclosure
- Toilet  \_\_\_\_\_

**11. REMARKS:**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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\_\_\_\_\_

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\_\_\_\_\_

**I agree to the terms stated above.**  
 Date: \_\_\_\_\_, 20\_\_\_\_  
 Landlord/Agent: \_\_\_\_\_

Signature: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 Email: \_\_\_\_\_

**I agree to the terms stated above.**  
 See Signature Page Addendum. [**RPI** Form 251]  
 Date: \_\_\_\_\_, 20\_\_\_\_  
 Tenant: \_\_\_\_\_

Signature: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 Email: \_\_\_\_\_