## 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.

DATE:

\_\_\_, 20\_\_\_\_

\_, at

California.

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]

1.1	□ of same date, or dated	, 20	_, at _	, California,
1.2	entered into by			, as the Landlord,
1.3	and			, as the Tenant,
1.4	regarding real estate referred to as			

## AGREEMENT:

3. Check only those items which are unsatisfactory and state why in "REMARKS."

4.	EXTERIOR/COMMON AREAS:			
	Garage/parking lot	Garbage facilities	Storage area	TV antenna
	□ Pool/spa	Satellite dish	Patio/decks	CATV hookup
	Stairs/railings	Garage door opener(s)	Hallway/lobby	Laundry area
	Fencing	□ Roof	Exterior lighting	Eaves/gutters
	Sprinklers/hose	□ Mailbox	Walkways	
5.	ENTRY:			
	□ Door	□ # of keys	Doorbell/knocker	Closet
	Intercom/security	□ Shelves	Locks	
6.	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		
7.	BATHROOM:			
	□ Sink	Tile/linoleum	Faucets/hardware	Closets/shelves
	□ Toilet	Exhaust fan(s)	□ Shower	Shower enclosure
	🗆 Tub	Medicine cabinet		
8.	ELECTRICAL:			
	□ Outlets	Lighting	Switchplates	Thermostat
	□ Fixtures	Furnace	Smoke detectors	Ventilation
	Air conditioning			
9.	PLUMBING:			
	Water heater	Washer	Hot/cold water	Dryer
	Gas hookups			

------ PAGE 1 OF 2 — FORM 560 ------

<sup>2.</sup> 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.

10. INTE		PAGE 2 OF 2 — FOR	M 560		
<ul> <li>Wa</li> <li>Dra</li> <li>Do</li> <li>Flo</li> </ul>	all coverings raperies porknobs	<ul> <li>Floor coverings</li> <li>Rods/tracks</li> <li>Fireplace</li> <li>Baseboards/trim</li> <li>Screens</li> </ul>	<ul> <li>Ceilings</li> <li>Glass doors</li> <li>Wood doors</li> <li>Hardware/fittings</li> <li>Sills/jambs</li> </ul>	<ul> <li>Walls</li> <li>Windows</li> <li>Paint</li> <li>Shades</li> <li>Kickplates/stops</li> </ul>	
□ Ch 11. REM	nimney/flue		-	•	
12. REP/ 12.1	AIRS PROMISED:				
12.2	Completion date				
	Completion date				
I agree to the terms stated above. □ See attached Signature Page Addendum. [RPI Form 251] Date:, 20 Landlord/Manager:			cept the premises as stated ee attached Signature Page Add e:, 20 ant:	endum. [ <b>RPI</b> Form 251] —	
		Sign Tena	ature: ant:		
Signature: Address:					
=ax:	Cell:	Fax:	ne:		
=mail:		Ema	iii:		