



PROPERTY CONDITION CHECKLIST

Owner/Agent Name: Charles B Cosse Estate Date: 07/19/2025
Resident Name(s): ThuyLuu and Jacob Brady
Premises Address: 2601 NE 195th St Ln City: Shoreline, WA Zip: 98155
Building Name: Canterbury Court Apartments Unit: C18
Lease / Rental Agreement Term Start Date: 07/19/2025 Move-out Date: _____

INSTRUCTIONS

Before Move-In: For each item, include date of installation if possible and other information like serial numbers for major appliances in the first column. In the second column, describe condition at move-in (e.g., "new", "freshly painted, professional cleaned", "minor wear with 5 inch scratch"). If Owner/Agent is collecting a security deposit or applies for WA State Landlord Mitigation Funds, the Resident must sign this form at the time of lease signing, before taking occupancy (RCW 59.18.260).

After Move-Out: Owner/Agent must describe the condition of each item (e.g., "no change", "2 broken window panes" or "extensive damage - see attached photos"). Clean and make repairs then send completed Property Condition Checklist with Deposit Refund Statement to Resident within the period required by RCW 59.18.280.

ITEM	DATE NEW / INFO	DETAILED CONDITION AT MOVE-IN	DETAILED CONDITION AT MOVE-OUT
GROUPS:			
Fences/Gates	N/A		
Landscape	N/A		
Lawn	N/A		
Other	N/A		
ENTRY / HALL / STAIRS:			
Ceiling			
Closet		<u>closet doors have staining + knobs</u> <u>staining on walls + chest</u>	
Entry Door/Locks		<u>some staining at bottom</u>	
Floor (specify type)		<u>carpet is older, in good condition</u>	
Light Fixtures		<u>original fixture/worn</u>	
Walls (specify paint and wallpaper)		<u>patch by door, baseboards</u> <u>stained + older</u>	
Window Coverings (specify type)	<u>N/A</u>	<u>N/A</u>	
Windows / Tracks / Screens	<u>N/A</u>	<u>N/A</u>	
Other			

MOVE-IN SIGN: OWNER/AGENT INITIALS CB RESIDENT INITIALS TL MOVE-OUT: OWNER/AGENT INITIALS _____

ITEM	DATE NEW / INFO	DETAILED CONDITION AT MOVE-IN	DETAILED CONDITION AT MOVE-OUT
LIVING ROOM:			
Ceiling		patch work between living room and hall	
Door(s)	N/A	N/A	
Fireplace	N/A	N/A	
Floor (Type)		carpet is older, in good condition	
Light Fixtures	N/A	N/A	
Walls (specify paint and wallpaper)		some nail holes by window some stains on each wall (3)	
Window Coverings (Type)	02/2025	New	
Windows/Tracks Screens		window does not close fully	
KITCHEN:			
Cabinets/Counters		knicks, dings, stained, paint spots	
Ceiling		some staining above sink	
Diswasher (Make/Serial #)	Whirlpool	Fk228513 older	
Disposal		in working condition	
Door(s)	N/A	N/A	
Floor (Type)		vinyl flooring	
Light Fixtures		original, in okay condition	
Refrigerator (Make/Serial #)	Whirlpool EC3822130	older, paint has patches, stains shelf inside broken (bottom)	
Sink/Faucet		black, functioning in good condition	
Stove (Make/Serial #)	Whirlpool EC4105295	stain cooked on in oven, chipped stove, older	
Hood/Fan/Filter/ Microwave		older / original / good cond	
Walls (specify paint and wallpaper)		stains, knicks, dings on walls near sink	
Window Coverings (Type)	N/A	N/A	
Window/Tracks Screens	N/A	N/A	

MOVE-IN SIGN: OWNER/AGENT INITIALS



 RESIDENT INITIALS TL

MOVE-OUT: OWNER/AGENT INITIALS

ITEM	DATE NEW / INFO	DETAILED CONDITION AT MOVE-IN	DETAILED CONDITION AT MOVE-OUT
BATHROOM 1 (SPECIFY ROOM LOCATION): <u>Only Bathroom</u>			
Cabinets/Counters		<u>cracks and broken pieces in sink</u>	
Ceiling		<u>some stains on vanity</u>	
Doors(s)		<u>older patch work</u>	
Exhaust Fan/Heater		<u>original/scuffs/worn</u>	
Floor (Type)		<u>in good condition</u>	
Light Fixtures		<u>vinyl flooring,</u>	
Sink/Faucet		<u>original/some rust/functioning</u>	
Toilet		<u>newer faucet.</u>	
Towel Racks/Accessories		<u>newer toilet, new toilet seat</u>	
Tub/Shower/Showerhead/Faucet		<u>some water stains</u>	
Walls (specify paint and wallpaper)		<u>some stains, some chipped enamel</u>	
Window Coverings (Type)	<u>N/A</u>	<u>N/A</u>	
Windows/Tracks/Screens	<u>N/A</u>	<u>N/A</u>	
<u>* Vanity medicine cabinet has broken glass on bottom left. Mirror has spotting/missing mirror paint?</u>			
BATHROOM 2 (SPECIFY ROOM LOCATION): <u>N/A</u>			
Cabinets/Counters	<u>N/A</u>		
Ceiling	<u>N/A</u>		
Doors(s)	<u>N/A</u>		
Exhaust Fan/Heater	<u>N/A</u>		
Floor (Type)	<u>N/A</u>		
Light Fixtures	<u>N/A</u>		
Sink/Faucet	<u>N/A</u>		
Toilet	<u>N/A</u>		
Towel Racks/Accessories	<u>N/A</u>		
Tub/Shower/Showerhead/Faucet	<u>N/A</u>		

MOVE-IN SIGN: OWNER/AGENT INITIALS

RESIDENT INITIALS
TL
MOVE-OUT: OWNER/AGENT INITIALS

ITEM	DATE NEW / INFO	DETAILED CONDITION AT MOVE-IN	DETAILED CONDITION AT MOVE-OUT
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BATHROOM 2 (CONTINUED):

Walls (specify paint and wallpaper)	N/A		
Window Coverings (Type)	N/A		
Windows/Tracks/Screens	N/A		

BEDROOM 1 (SPECIFY ROOM LOCATION): Master

Ceiling		<u>small patch piece in center of room.</u>	
Closets/Shelves			
Door(s)		<u>original, some wear + tear</u>	
Floor (Type)		<u>carpet is older, in good condition</u>	
Light Fixtures		<u>closet light fixture original / good condition</u>	
Walls (specify paint and wallpaper)		<u>small patch work on each wall.</u>	
Window Coverings (Type)	<u>02/2025</u>	<u>newer</u>	
Windows/Tracks/Screens		<u>clean + functioning</u>	
Other		<u>baseboards caulking coming away</u>	

BEDROOM 2 (SPECIFY ROOM LOCATION): Secondary / smaller room

Ceiling			
Closets/Shelves		<u>scratches + imperfections due to previous tenants</u>	
Door(s)		<u>older, wear + tear</u>	
Floor (Type)		<u>carpet is older, in good condition</u>	
Light Fixtures		<u>original / worn</u>	
Walls (specify paint and wallpaper)		<u>patch work by door. patched holes throughout room</u>	
Window Coverings (Type)	<u>02/2025</u>	<u>newer</u>	
Windows/Tracks/Screens		<u>clean + functioning</u>	
Other			

MOVE-IN SIGN: OWNER/AGENT INITIALS [Signature]
 RESIDENT INITIALS TL
 MOVE-OUT: OWNER/AGENT INITIALS _____

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ITEM	DATE NEW / INFO	DETAILED CONDITION AT MOVE-IN	DETAILED CONDITION AT MOVE-OUT
BEDROOM 3 (SPECIFY ROOM LOCATION): <u>N/A</u>			
Ceiling	N/A		
Closets/Shelves	N/A		
Door(s)	N/A		
Floor (Type)	N/A		
Light Fixtures	N/A		
Walls (specify paint and wallpaper)	N/A		
Window Coverings (Type)	N/A		
Windows/Tracks/Screens	N/A		
Other	N/A		
UTILITY ROOM: <u>N/A</u>			
Ceiling		<u>older paint / imperfections</u>	
Closets/Shelves		<u>original</u>	
Door(s)			
Floor (Type)			
Light Fixtures			
Walls (specify paint and wallpaper)			
Window Coverings (Type)			
Window/Tracks/Screens			
GARAGE:			
Cabinet/Shelves	N/A		
Entry Door/Locks	N/A		
Floor (Type)	N/A		
Garage Door/Locks	N/A		
Light Fixtures	N/A		

MOVE-IN SIGN: OWNER/AGENT INITIALS PL **RESIDENT INITIALS** TL **MOVE-OUT: OWNER/AGENT INITIALS** _____

ITEM	DATE NEW / INFO	DETAILED CONDITION AT MOVE-IN	DETAILED CONDITION AT MOVE-OUT
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GARAGE (CONTINUED):

Walls (specify paint and wallpaper) N/A

Windows/Tracks Screens N/A

Other N/A

General:

Storage Area

Washer N/A

Dryer N/A

Water Heater

☐ Inaccessible Set to 120°F: ☒ Yes ☐ No Set to 120°F: ☐ Yes ☐ No

Smoke Detector(s)

Functioning: ☒ Yes ☐ No Functioning: ☐ Yes ☐ No

CO Detector(s)

Functioning: ☒ Yes ☐ No Functioning: ☐ Yes ☐ No

OTHER ROOM 1 (SPECIFY ROOM TYPE & LOCATION): Dining Area

Ceiling N/A

Closet/Shelves N/A

Door(s) N/A

Floor (Type) N/A carpet is older, in good condition

Light Fixtures N/A original chand. in okay condition

Walls (specify paint and wallpaper) N/A wall paper is original, some lifted spots - some stains on each wall

Window Coverings (Type) N/A 02/2025 newer

Windows/Tracks/Screens N/A clean and works great, screen has cut / small slit.

Other N/A water dented

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OTHER ROOM 2 (SPECIFY ROOM TYPE & LOCATION): <u>Balcony Storage</u>			
Ceiling	N/A	<u>worn / original paint</u>	
Closet/Shelves	N/A	<u>wood / dirty / damaged</u>	
Door(s)	N/A	<u>N/A</u>	
Floor (Type)	N/A	<u>worn / older carpet</u>	
Light Fixtures	N/A	<u>N/A</u>	
Walls (specify paint and wallpaper)	N/A	<u>Knicks, dings, dirt stains</u>	
Window Coverings (Type)	N/A	<u>N/A</u>	
Windows/Tracks/Screens	N/A	<u>N/A</u>	
Other	N/A		

INCLUDED FURNITURE, APPLIANCES, ETC. NOT LISTED ELSEWHERE:

MOVE-IN CONDITION ACKNOWLEDGMENT AND SIGNATURES

I/We have inspected the above premises prior to occupancy and accept the unit as habitable with the conditions noted. I/We understand that upon vacating the above unit, charges will be assessed for cleaning required. Repair and replacement costs resulting from resident negligence will also be added.

This checklist is pursuant to Washington State Landlord/Tenant Law, RCW 59.18.200. Both Resident and Owner/Agent should retain a signed copy of the completed Property Condition Checklist with your rental agreement.

Owner/Agent: <u>Charles B Cosse Estate</u>	Signature: <u>[Signature]</u>	Date: <u>7/19/25</u>
Resident: <u>Thuy Luu</u>	Signature: <u>[Signature]</u>	Date: <u>7/19/25</u>
Resident: <u>Jake Brady</u>	Signature: <u>[Signature]</u>	Date: <u>7/19/25</u>
Resident: _____	Signature: _____	Date: _____
Resident: _____	Signature: _____	Date: _____

MOVE-OUT ACKNOWLEDGEMENT AND SIGNATURE

I have inspected the above premises after the above listed resident(s) moved out, and observed the conditions noted. Charges will be assessed for cleaning and repair/replacement costs resulting from resident negligence. This form along with the completed Deposit Refund Statement and any remaining deposit funds will be mailed to Resident within the period required by RCW 59.18.280.

Owner/Agent: _____	Signature: _____	Date: _____
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