



## PROPERTY CONDITION CHECKLIST

Owner/Agent Name: Charles B Cosse Estate

Date: 06/17/2025

Resident Name(s): Kestrel Preston, Tahoma Gehr, Brandal Gehr

Premises Address: NE 195th St Ln

City: Shoreline

WA Zip: 98155

Building Name: Canterbury Court Apartments

Unit: B2

Lease / Rental Agreement Term Start Date: 06/17/2025

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
<b>GROUPS:</b>			
Fences/Gates	N/A		
Landscape	N/A		
Lawn	N/A		
Other	N/A		
<b>ENTRY / HALL / STAIRS:</b>			
Ceiling		markings from previous closet door	
Closet	05/05/25 (paint)	wall repair, some stains up top + bottom	
Entry Door/Locks	05/05/2025 (paint)	in good condition	
Floor (specify type)	05/07/2025	new LVP	
Light Fixtures		original glass bulb	
Walls (specify paint and wallpaper)	05/05/2025 (paint)	leading patches 2 top 3 middle 1 below fresh paint	
Window Coverings (specify type)		N/A	
Windows / Tracks / Screens		N/A	
Other		entry door has knicks + dings	

MOVE-IN SIGN: OWNER/AGENT INITIALS

*Be*

RESIDENT INITIALS

*KP*

MOVE-OUT: OWNER/AGENT INITIALS

# PROPERTY CONDITION CHECKLIST

ITEM	DATE NEW / INFO	DETAILED CONDITION AT MOVE-IN	DETAILED CONDITION AT MOVE-OUT
<b>LIVING ROOM:</b>			
Ceiling		patch job near Bathroom	
Door(s)		sliding glass door in good condition	
Fireplace	N/A		
Floor (Type)	05/07/2025	New LVP	
Light Fixtures		original glass bulb	
Walls (specify paint and wallpaper)	05/05/2025 (paint)	ding patches from previous tenants fresh paint	
Window Coverings (Type)		vertical blinds are older	
Windows/Tracks Screens		in good condition + clean	
<b>KITCHEN:</b>			
Cabinets/Counters		original in good condition, some scratches + paint	
Ceiling		no issues	
Diswasher (Make/Serial #)	Whirlpool FM2285167	older + in good condition	
Disposal		older + in good condition	
Door(s)		N/A	
Floor (Type)	05/07/2025	New LVP	
Light Fixtures		original; in good condition	
Refrigerator (Make/Serial #)	Whirlpool VSD0235002 06/18/24	newer, excellent condition	
Sink/Faucet		older; in good condition	
Stove (Make/Serial #)	Whirlpool R94014323	older, clean + good	
Hood/Fan/Filter/Microwave		older, clean + good	
Walls (specify paint and wallpaper)	05/05/2025 (paint)	patches on wall near fridge + DW. fresh paint	
Window Coverings (Type)		N/A	
Window/Tracks Screens		N/A	
some paint on outlets + switch			

 MOVE-IN SIGN: OWNER/AGENT INITIALS GW

 RESIDENT INITIALS KP

MOVE-OUT: OWNER/AGENT INITIALS \_\_\_\_\_

ITEM	DATE NEW / INFO	DETAILED CONDITION AT MOVE-IN	DETAILED CONDITION AT MOVE-OUT
<b>BATHROOM 1 (SPECIFY ROOM LOCATION):</b> <u>only bathroom, hall next to bedroom</u>			
Cabinets/Counters		<u>older, inside vanity is worn &amp; water damage</u>	
Ceiling		<u>patchwork above tub</u>	
Doors(s)		<u>original, small paint marks</u>	
Exhaust Fan/Heater		<u>older, works good</u>	
Floor (Type)		<u>Nex LVP</u>	
Light Fixtures		<u>original, some rust, good</u>	
Sink/Faucet		<u>original, some staining</u>	
Toilet		<u>older, great condition</u>	
Towel Racks/Accessories		<u>older, worn</u>	
Tub/Shower/Showerhead/Faucet		<u>stains, older, near</u>	
Walls (specify paint and wallpaper)	<u>05/05/2025 (paint)</u>	<u>hole patches, fresh paint on all walls</u>	
Window Coverings (Type)		<u>N/A</u>	
Windows/Tracks/Screens		<u>N/A</u>	
<u>30x30 Tri</u>	<u>06/17/2025</u>	<u>*new vanity medicine cabinet</u>	
<b>BATHROOM 2 (SPECIFY ROOM LOCATION):</b>			
Cabinets/Counters	N/A		
Ceiling	N/A		
Doors(s)	N/A		
Exhaust Fan/Heater	N/A		
Floor (Type)	N/A		
Light Fixtures	N/A		
Sink/Faucet	N/A		
Toilet	N/A		
Towel Racks/Accessories	N/A		
Tub/Shower/Showerhead/Faucet	N/A		

**MOVE-IN SIGN: OWNER/AGENT INITIALS** see **RESIDENT INITIALS** KP **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):** Only bedroom -

Ceiling		<u>in good condition, older paint</u>	
Closets/Shelves		<u>original, some paint, good</u>	
Door(s)		<u>no closet doors - original door, no issues</u>	
Floor (Type)		<u>NEW LVP</u>	
Light Fixtures		<u>original glass bulb, good</u>	
Walls (specify paint and wallpaper)		<u>fresh paint, patched wall behind door into closet</u>	
Window Coverings (Type)		<u>older, good condition</u>	
Windows/Tracks/Screens		<u>clean + good.</u>	
Other		<u>* NO closet doors.</u>	

**BEDROOM 2 (SPECIFY ROOM LOCATION):**

Ceiling			
Closets/Shelves			
Door(s)			
Floor (Type)			
Light Fixtures			
Walls (specify paint and wallpaper)			
Window Coverings (Type)			
Windows/Tracks/Screens			
Other			

**MOVE-IN SIGN: OWNER/AGENT INITIALS**

**RESIDENT INITIALS**

**MOVE-OUT: OWNER/AGENT INITIALS**

ITEM	DATE NEW / INFO	DETAILED CONDITION AT MOVE-IN	DETAILED CONDITION AT MOVE-OUT
<b>BEDROOM 3 (SPECIFY ROOM LOCATION):</b>			
Ceiling	N/A	okay (3)	
Closets/Shelves	N/A	original doors, good (3)	
Door(s)	N/A		
Floor (Type)	N/A	carpeted, older, great (3)	
Light Fixtures	N/A		
Walls (specify paint and wallpaper)	N/A		
Window Coverings (Type)	N/A		
Windows/Tracks/Screens	N/A		
Other	N/A		
<b>UTILITY ROOM:</b>			
Ceiling		older, old paint	
Closets/Shelves		older, original, good	
Door(s)		original, good, some	
Floor (Type)		knicks carpet, excellent	
Light Fixtures		NA	
Walls (specify paint and wallpaper)		older paint	
Window Coverings (Type)		NA	
Windows/Tracks/Screens		NA	
<b>GARAGE:</b>			
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** See **RESIDENT INITIALS** KP **MOVE-OUT: OWNER/AGENT INITIALS** \_\_\_\_\_

# PROPERTY CONDITION CHECKLIST

ITEM	DATE NEW / INFO	DETAILED CONDITION AT MOVE-IN	DETAILED CONDITION AT MOVE-OUT
<b>GARAGE (CONTINUED):</b>			
Walls (specify paint and wallpaper)	N/A		
Windows/Tracks Screens	N/A		
Other	N/A		
<b>General:</b>			
Storage Area		clean, older, worn carpet	
Washer	N/A		
Dryer	N/A		
Water Heater	mfg date 2013	older, good	
	<input type="checkbox"/> Inaccessible	Set to 120°F: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Set to 120°F: <input type="checkbox"/> Yes <input type="checkbox"/> No
Smoke Detector(s)	06/17/2025	New, combo e Co	
		Functioning: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Functioning: <input type="checkbox"/> Yes <input type="checkbox"/> No
CO Detector(s)	06/17/2025	New combo e Smoke	
		Functioning: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Functioning: <input type="checkbox"/> Yes <input type="checkbox"/> No
<b>OTHER ROOM 1 (SPECIFY ROOM TYPE &amp; LOCATION):</b> Dining Area			
Ceiling	N/A	older, older paint	
Closet/Shelves	N/A	N/A	
Door(s)	N/A	N/A	
Floor (Type)	③ N/A 05/07/2025	New LVP	
Light Fixtures	N/A	original chandelier, good	
Walls (specify paint and wallpaper)	⑧ N/A 05/07/2025	fresh paint, ding + patches on each wall (3)	
Window Coverings (Type)	N/A	older, in great condition	
Windows/Tracks/ Screens	N/A	clean + good	
Other	N/A		

MOVE-IN SIGN: OWNER/AGENT INITIALS RP RESIDENT INITIALS KP MOVE-OUT: OWNER/AGENT INITIALS \_\_\_\_\_



## PROPERTY CONDITION CHECKLIST

ITEM	DATE NEW / INFO	DETAILED CONDITION AT MOVE-IN	DETAILED CONDITION AT MOVE-OUT
<b>OTHER ROOM 2 (SPECIFY ROOM TYPE &amp; LOCATION):</b> _____			
Ceiling	N/A	_____	_____
Closet/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	_____	_____

### INCLUDED FURNITURE, APPLIANCES, ETC. NOT LISTED ELSEWHERE:

_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

### MOVE-IN CONDITION ACKNOWLEDMENT 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 59.18.260. Both Resident and Owner/Agent should retain a signed copy of the completed Property Condition Checklist with your rental agreement.

Owner/Agent: Charles B Cosse Estate	Signature: <u>[Signature]</u>	Date: <u>6/25/25</u>
Resident: <u>Kestrel Preston</u>	Signature: <u>[Signature]</u>	Date: <u>6/25/25</u>
Resident: _____	Signature: _____	Date: _____
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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