



INVENTORY AND CONDITION FORM



DWELLING UNIT DESCRIPTION. Unit No. 201, 11238 SW Village CT #201 (street address) in Port St. Lucie (city), Florida, 34987 (zip code).

LEASE CONTRACT DESCRIPTION. Lease Contract date: December 17, 2022 Owner's name: Continental 409 Fund LLC

Residents (list all residents): Freeman Lewis

WITHIN 48 HOURS AFTER MOVE-IN, YOU MUST NOTE ON THIS FORM ALL DEFECTS, DAMAGE, OR SAFETY OR PEST-RELATED CONCERNS AND RETURN IT TO OUR REPRESENTATIVE. OTHERWISE, EVERYTHING WILL BE CONSIDERED TO BE IN A CLEAN, SAFE, AND GOOD WORKING CONDITION. PLEASE MARK THROUGH ITEMS LISTED BELOW OR PUT "NONE" IF THE ITEMS DON'T EXIST. THIS FORM PROTECTS BOTH YOU (THE RESIDENT) AND US (THE OWNER). WE'LL USE IT IN DETERMINING WHAT SHOULD AND SHOULD NOT BE CONSIDERED YOUR RESPONSIBILITY UPON MOVE-OUT. YOU ARE ENTITLED TO A COPY OF THIS FORM AFTER IT IS FILLED OUT AND SIGNED BY YOU AND US.

Resident's Name: Freeman Lewis
Home Phone: ( ) Work Phone: ( )
Resident's Name:
Home Phone: ( ) Work Phone: ( )
Resident's Name:
Home Phone: ( ) Work Phone: ( )
Resident's Name:
Home Phone: ( ) Work Phone: ( )
Resident's Name:
Home Phone: ( ) Work Phone: ( )
Resident's Name:
Home Phone: ( ) Work Phone: ( )

Move-In or Move-Out Condition (Check one)

Living Room
Walls
Wallpaper
Plugs, Switches, A/C Vents
Woodwork/Baseboards
Ceiling
Light Fixtures, Bulbs
Floor/Carpet
Doors, Stops, Locks
Windows, Latches, Screens
Window Coverings
Closets, Rods, Shelves
Closet Lights, Fixtures
Lamps, Bulbs
Water Stains on Walls or Ceilings
Other

Kitchen
Walls
Wallpaper
Plugs, Switches, A/C Vents
Woodwork/Baseboards
Ceiling
Light Fixtures, Bulbs
Floor/Carpet
Doors, Stops, Locks
Windows, Latches, Screens
Window Coverings
Cabinets, Drawers, Handles
Countertops
Stove/Oven, Trays, Pans, Shelves
Vent Hood
Refrigerator, Trays, Shelves
Refrigerator Light, Crisper
Dishwasher, Dispensers, Racks
Sink/Disposal
Microwave
Plumbing Leaks or Water Stains on Walls or Ceilings

Other
General Items
Thermostat
Cable TV or Master Antenna
A/C Filter
Washer/Dryer
Garage Door
Ceiling Fans
Exterior Doors, Screens/Screen Doors, Doorbell
Fireplace
Other

Dining Room
Walls
Wallpaper
Plugs, Switches, A/C Vents
Woodwork/Baseboards
Ceiling
Light Fixtures, Bulbs
Floor/Carpet
Doors, Stops, Locks
Windows, Latches, Screens
Window Coverings
Closets, Rods, Shelves
Closet Lights, Fixtures
Water Stains on Walls or Ceilings
Other

Halls
Walls
Wallpaper
Plugs, Switches, A/C Vents
Woodwork/Baseboards
Ceiling
Light Fixtures, Bulbs
Floor/Carpet
Doors, Stops, Locks
Closets, Rods, Shelves

Closet Lights, Fixtures \_\_\_\_\_  
Water Stains on Walls or Ceilings \_\_\_\_\_  
Other \_\_\_\_\_

**Exterior** *(if applicable)*

Patio/Yard \_\_\_\_\_  
Fences/Gates \_\_\_\_\_  
Faucets \_\_\_\_\_  
Balconies \_\_\_\_\_  
Other \_\_\_\_\_

**Bedroom** *(describe which one):* \_\_\_\_\_

Walls \_\_\_\_\_  
\_\_\_\_\_  
Wallpaper \_\_\_\_\_  
Plugs, Switches, A/C Vents \_\_\_\_\_  
Woodwork/Baseboards \_\_\_\_\_  
Ceiling \_\_\_\_\_  
Light Fixtures, Bulbs \_\_\_\_\_  
Floor/Carpet \_\_\_\_\_  
\_\_\_\_\_  
Doors, Stops, Locks \_\_\_\_\_  
Windows, Latches, Screens \_\_\_\_\_  
Window Coverings \_\_\_\_\_  
Closets, Rods, Shelves \_\_\_\_\_  
Closet Lights, Fixtures \_\_\_\_\_  
Water Stains on Walls or Ceilings \_\_\_\_\_  
Other \_\_\_\_\_

**Bedroom** *(describe which one):* \_\_\_\_\_

Walls \_\_\_\_\_  
\_\_\_\_\_  
Wallpaper \_\_\_\_\_  
Plugs, Switches, A/C Vents \_\_\_\_\_  
Woodwork/Baseboards \_\_\_\_\_  
Ceiling \_\_\_\_\_  
Light Fixtures, Bulbs \_\_\_\_\_  
Floor/Carpet \_\_\_\_\_  
\_\_\_\_\_  
Doors, Stops, Locks \_\_\_\_\_  
Windows, Latches, Screens \_\_\_\_\_  
Window Coverings \_\_\_\_\_  
Closets, Rods, Shelves \_\_\_\_\_  
Closet Lights, Fixtures \_\_\_\_\_  
Water Stains on Walls or Ceilings \_\_\_\_\_  
Other \_\_\_\_\_

**Bath** *(describe which one):* \_\_\_\_\_

Walls \_\_\_\_\_  
\_\_\_\_\_  
Wallpaper \_\_\_\_\_  
Plugs, Switches, A/C Vents \_\_\_\_\_  
Woodwork/Baseboards \_\_\_\_\_  
Ceiling \_\_\_\_\_  
Light Fixtures, Bulbs \_\_\_\_\_  
Exhaust Fan/Heater \_\_\_\_\_  
Floor/Carpet \_\_\_\_\_  
\_\_\_\_\_  
Doors, Stops, Locks \_\_\_\_\_  
Windows, Latches, Screens \_\_\_\_\_  
Window Coverings \_\_\_\_\_  
Sink, Faucet, Handles, Stopper \_\_\_\_\_  
Countertops \_\_\_\_\_  
Mirror \_\_\_\_\_  
Cabinets, Drawers, Handles \_\_\_\_\_  
Toilet, Paper Holder \_\_\_\_\_  
Bathtub, Enclosure, Stopper \_\_\_\_\_  
Shower, Doors, Rods \_\_\_\_\_  
Tile \_\_\_\_\_  
Plumbing Leaks or Water Stains on Walls or Ceilings \_\_\_\_\_  
\_\_\_\_\_  
Other \_\_\_\_\_

**Half Bath**

Walls \_\_\_\_\_  
\_\_\_\_\_  
Wallpaper \_\_\_\_\_  
Plugs, Switches, A/C Vents \_\_\_\_\_  
Woodwork/Baseboards \_\_\_\_\_  
Ceiling \_\_\_\_\_  
Light Fixtures, Bulbs \_\_\_\_\_  
Exhaust Fan/Heater \_\_\_\_\_  
Floor/Carpet \_\_\_\_\_  
\_\_\_\_\_  
Doors, Stops, Locks \_\_\_\_\_  
Windows, Latches, Screens \_\_\_\_\_  
Window Coverings \_\_\_\_\_

Sink, Faucet, Handles, Stopper \_\_\_\_\_  
Countertops \_\_\_\_\_  
Mirror \_\_\_\_\_  
Cabinets, Drawers, Handles \_\_\_\_\_  
Toilet, Paper Holder \_\_\_\_\_  
Tile \_\_\_\_\_  
Plumbing Leaks or Water Stains on Walls or Ceilings \_\_\_\_\_  
\_\_\_\_\_  
Other \_\_\_\_\_

**Bedroom** *(describe which one):* \_\_\_\_\_

Walls \_\_\_\_\_  
\_\_\_\_\_  
Wallpaper \_\_\_\_\_  
Plugs, Switches, A/C Vents \_\_\_\_\_  
Woodwork/Baseboards \_\_\_\_\_  
Ceiling \_\_\_\_\_  
Light Fixtures, Bulbs \_\_\_\_\_  
Floor/Carpet \_\_\_\_\_  
\_\_\_\_\_  
Doors, Stops, Locks \_\_\_\_\_  
Windows, Latches, Screens \_\_\_\_\_  
Window Coverings \_\_\_\_\_  
Closets, Rods, Shelves \_\_\_\_\_  
Closet Lights, Fixtures \_\_\_\_\_  
Water Stains on Walls or Ceilings \_\_\_\_\_  
Other \_\_\_\_\_

**Bath** *(describe which one):* \_\_\_\_\_

Walls \_\_\_\_\_  
\_\_\_\_\_  
Wallpaper \_\_\_\_\_  
Plugs, Switches, A/C Vents \_\_\_\_\_  
Woodwork/Baseboards \_\_\_\_\_  
Ceiling \_\_\_\_\_  
Light Fixtures, Bulbs \_\_\_\_\_  
Exhaust Fan/Heater \_\_\_\_\_  
Floor/Carpet \_\_\_\_\_  
\_\_\_\_\_  
Doors, Stops, Locks \_\_\_\_\_  
Windows, Latches, Screens \_\_\_\_\_  
Window Coverings \_\_\_\_\_  
Sink, Faucet, Handles, Stopper \_\_\_\_\_  
Countertops \_\_\_\_\_  
Mirror \_\_\_\_\_  
Cabinets, Drawers, Handles \_\_\_\_\_  
Toilet, Paper Holder \_\_\_\_\_  
Bathtub, Enclosure, Stopper \_\_\_\_\_  
Shower, Doors, Rods \_\_\_\_\_  
Tile \_\_\_\_\_  
Plumbing Leaks or Water Stains on Walls or Ceilings \_\_\_\_\_  
\_\_\_\_\_  
Other \_\_\_\_\_

**Safety-Related Items** *(Put "none" if item does not exist)*

Door Knob Locks \_\_\_\_\_  
Keyed Deadbolt Locks \_\_\_\_\_  
Keyless Deadbolts \_\_\_\_\_  
Keyless Bolting Devices \_\_\_\_\_  
Sliding Door Latches \_\_\_\_\_  
Sliding Door Security Bars \_\_\_\_\_  
Sliding Door Pin Locks \_\_\_\_\_  
Doorviewers \_\_\_\_\_  
Window Latches \_\_\_\_\_  
Porch and Patio Lights \_\_\_\_\_  
Smoke Detectors (push button to test) \_\_\_\_\_  
Alarm System \_\_\_\_\_  
Fire Extinguishers (look at charge level-BUT DON'T TEST!) \_\_\_\_\_

Garage Door Opener \_\_\_\_\_  
Gate Access Card(s) \_\_\_\_\_  
Other \_\_\_\_\_  
\_\_\_\_\_

**Date of Move-In:** \_\_\_\_\_

*or*

**Date of Move-Out:** \_\_\_\_\_

[illegible]

*In signing below, you accept this inventory as part of the Lease Contract and agree that it accurately reflects the condition of the premises for purposes of determining any refund due to you when you move out.*

Owner or Owner's Representative: \_\_\_\_\_ Date of Signing: \_\_\_\_\_