

Move-In / Move-Out Inspection Checklist

Property address / unit:	Tenant name(s):
Move-in inspection date:	Move-out inspection date:
Lease start date:	Lease end date:

How to use: Walk every room with the tenant. For each item write a short condition note (e.g. "Good", "Scuff 2in left of door", "Stain on carpet by window"). Take a dated photo or video of every item, write the photo number in the box, and use the same angles at move-out. Mark move-out items as OK, wear and tear, or damage.

Entry & hallways

Item	Move-in condition	Move-in photo #	Move-out condition	Move-out photo #
Front door, lock, deadbolt, keys				
Walls and paint				
Floors / carpet				
Light fixtures and switches				
Smoke detector (test)				

Living room

Item	Move-in condition	Move-in photo #	Move-out condition	Move-out photo #
Walls, paint, nail holes				
Floors / carpet				
Windows, screens, locks				
Blinds / window coverings				
Outlets, switches, lights				
Closet doors				

Kitchen

Item	Move-in condition	Move-in photo #	Move-out condition	Move-out photo #
Counters and backsplash				
Cabinets, drawers, hinges				
Sink, faucet, drain (run water)				
Refrigerator (inside and seals)				
Range / oven / hood				
Dishwasher (run a cycle)				
Microwave				
Floor				
Walls and ceiling				

Bathroom(s)

Item	Move-in condition	Move-in photo #	Move-out condition	Move-out photo #
Toilet (flush, base, seat)				
Sink, faucet, drain				
Tub / shower, caulk, grout				
Exhaust fan				
Mirror, cabinet, towel bars				
Floor and tile				
Signs of leaks or moisture				

Bedroom(s)

Item	Move-in condition	Move-in photo #	Move-out condition	Move-out photo #
Walls and paint				
Floors / carpet				
Doors and closet				
Windows, screens, blinds				
Outlets and lights				
Smoke detector (test)				

Laundry, utility & systems

Item	Move-in condition	Move-in photo #	Move-out condition	Move-out photo #
Washer / dryer and hookups				
Water heater (no leaks)				
HVAC / furnace, filter date				
Thermostat				
Electrical panel accessible				
Carbon monoxide detector (test)				

Exterior & other

Item	Move-in condition	Move-in photo #	Move-out condition	Move-out photo #
Yard / landscaping				
Patio, deck, balcony				
Garage / parking, remotes				
Mailbox key				
Trash bins				
Pest signs				

Photo & evidence log

Photo / video #	Room & item	Date & time taken	Taken by

Keys, remotes & meter readings

Item	Move-in	Move-out
Keys (number)		
Remotes / fobs		
Utility meter readings		

Signatures

By signing, both parties agree this checklist reflects the condition of the unit on the date shown. The tenant may add written comments below.

	Move-in	Move-out
Tenant signature & date		
Tenant signature & date		
Landlord / agent signature & date		
Tenant comments		

Check your state's rules. Some states and cities require a move-in condition form, set deadlines for returning the deposit and itemized deductions, or specify how the statement must be delivered. Check your current state and local law before every move-in and move-out. General educational information only, not legal advice. © Owner's Advantage · ownersadvantages.com · Free to print and use.