Move-In / Move-Out Inspection Checklist

Room by room
Rental condition report

Property address: _____ Unit: _____

Tenant name(s): _____ Landlord / manager: _____

Move-in inspection date: _____ Move-out inspection date: _____

Security deposit held: $ _____ Forwarding address received (date): _____

How to use: Walk every room with the tenant. Circle a rating for each item: **G** Good **F** Fair **P** Poor **D** Damaged. Write down existing stains, scratches, holes and missing parts, and take dated photos of each. Both parties sign at move-in and again at move-out.

Entry and hallways

Item	Move-in	Move-in notes	Move-out	Move-out notes / damage
Walls	G F P D		G F P D	
Ceiling	G F P D		G F P D	
Floors / carpet	G F P D		G F P D	
Doors, locks, knobs	G F P D		G F P D	
Windows and screens	G F P D		G F P D	
Blinds / window coverings	G F P D		G F P D	
Lights, switches, outlets	G F P D		G F P D	
Smoke / CO detector	G F P D		G F P D	

Living room

Item	Move-in	Move-in notes	Move-out	Move-out notes / damage
Walls	G F P D		G F P D	
Ceiling	G F P D		G F P D	
Floors / carpet	G F P D		G F P D	
Doors, locks, knobs	G F P D		G F P D	
Windows and screens	G F P D		G F P D	
Blinds / window coverings	G F P D		G F P D	
Lights, switches, outlets	G F P D		G F P D	
Smoke / CO detector	G F P D		G F P D	

Kitchen

Item	Move-in	Move-in notes	Move-out	Move-out notes / damage
Walls	G F P D		G F P D	
Ceiling	G F P D		G F P D	
Floor	G F P D		G F P D	
Cabinets and drawers	G F P D		G F P D	
Countertops	G F P D		G F P D	
Sink and faucet	G F P D		G F P D	
Refrigerator	G F P D		G F P D	
Stove / oven / hood	G F P D		G F P D	
Dishwasher	G F P D		G F P D	
Microwave	G F P D		G F P D	
Lights, switches, outlets	G F P D		G F P D	
Smoke / CO detector	G F P D		G F P D	

Want timestamped photos and your state's deposit deadline? **depositday.app**

Dining room

Item	Move-in	Move-in notes	Move-out	Move-out notes / damage
Walls	G F P D		G F P D	
Ceiling	G F P D		G F P D	
Floors / carpet	G F P D		G F P D	
Doors, locks, knobs	G F P D		G F P D	
Windows and screens	G F P D		G F P D	
Blinds / window coverings	G F P D		G F P D	
Lights, switches, outlets	G F P D		G F P D	
Smoke / CO detector	G F P D		G F P D	

Bedroom 1

Item	Move-in	Move-in notes	Move-out	Move-out notes / damage
Walls	G F P D		G F P D	
Ceiling	G F P D		G F P D	
Floors / carpet	G F P D		G F P D	
Doors, locks, knobs	G F P D		G F P D	
Windows and screens	G F P D		G F P D	
Blinds / window coverings	G F P D		G F P D	
Lights, switches, outlets	G F P D		G F P D	
Smoke / CO detector	G F P D		G F P D	
Closet and doors	G F P D		G F P D	

Bedroom 2

Item	Move-in	Move-in notes	Move-out	Move-out notes / damage
Walls	G F P D		G F P D	
Ceiling	G F P D		G F P D	
Floors / carpet	G F P D		G F P D	
Doors, locks, knobs	G F P D		G F P D	
Windows and screens	G F P D		G F P D	
Blinds / window coverings	G F P D		G F P D	
Lights, switches, outlets	G F P D		G F P D	
Smoke / CO detector	G F P D		G F P D	
Closet and doors	G F P D		G F P D	

Bedroom 3

Item	Move-in	Move-in notes	Move-out	Move-out notes / damage
Walls	G F P D		G F P D	
Ceiling	G F P D		G F P D	
Floors / carpet	G F P D		G F P D	
Doors, locks, knobs	G F P D		G F P D	
Windows and screens	G F P D		G F P D	
Blinds / window coverings	G F P D		G F P D	
Lights, switches, outlets	G F P D		G F P D	
Smoke / CO detector	G F P D		G F P D	
Closet and doors	G F P D		G F P D	

Bathroom 1

Item	Move-in	Move-in notes	Move-out	Move-out notes / damage
Walls	G F P D		G F P D	
Ceiling	G F P D		G F P D	
Floor	G F P D		G F P D	
Door and lock	G F P D		G F P D	
Toilet	G F P D		G F P D	
Tub / shower and enclosure	G F P D		G F P D	
Sink, vanity, faucet	G F P D		G F P D	
Mirror and medicine cabinet	G F P D		G F P D	
Exhaust fan	G F P D		G F P D	
Towel bars and fixtures	G F P D		G F P D	

Bathroom 2

Item	Move-in	Move-in notes	Move-out	Move-out notes / damage
Walls	G F P D		G F P D	
Ceiling	G F P D		G F P D	
Floor	G F P D		G F P D	
Door and lock	G F P D		G F P D	
Toilet	G F P D		G F P D	
Tub / shower and enclosure	G F P D		G F P D	
Sink, vanity, faucet	G F P D		G F P D	
Mirror and medicine cabinet	G F P D		G F P D	
Exhaust fan	G F P D		G F P D	
Towel bars and fixtures	G F P D		G F P D	

Laundry

Item	Move-in	Move-in notes	Move-out	Move-out notes / damage
Walls and floor	G F P D		G F P D	
Washer	G F P D		G F P D	
Dryer	G F P D		G F P D	
Hookups and vent	G F P D		G F P D	

Basement / storage

Item	Move-in	Move-in notes	Move-out	Move-out notes / damage
Walls and floor	G F P D		G F P D	
Stairs and railing	G F P D		G F P D	
Water heater area	G F P D		G F P D	
Furnace / HVAC area	G F P D		G F P D	

Exterior

Item	Move-in	Move-in notes	Move-out	Move-out notes / damage
Front door and lock	G F P D		G F P D	
Back door and lock	G F P D		G F P D	
Porch / deck / patio	G F P D		G F P D	
Siding and paint	G F P D		G F P D	
Yard and landscaping	G F P D		G F P D	
Driveway / walkway	G F P D		G F P D	
Garage and opener	G F P D		G F P D	
Trash bins	G F P D		G F P D	

Other rooms or items

Item	Move-in	Move-in notes	Move-out	Move-out notes / damage
	G F P D		G F P D	
	G F P D		G F P D	
	G F P D		G F P D	
	G F P D		G F P D	
	G F P D		G F P D	
	G F P D		G F P D	

Keys, remotes and meter readings

Item	At move-in	At move-out
Door keys (number)		
Mailbox keys		
Garage remotes / fobs		
Electric meter reading		
Gas meter reading		
Water meter reading		

Move-in signatures

We inspected the property together and agree this report shows its condition at move-in.

Tenant signature & date

Landlord / agent signature & date

Move-out signatures

We inspected the property together at move-out. Signing confirms the inspection took place, not agreement with any charges.

Tenant signature & date

Landlord / agent signature & date

Tips that win deposit disputes

- Photograph every room wide, then close up on any damage. Keep the photos dated.
- Give the tenant a copy of the signed move-in report. Some states require it.
- Normal wear and tear (light scuffs, faded paint, worn carpet in walkways) generally can't be charged.
- Keep receipts or estimates for every deduction.
- Every state sets a deadline to return the deposit or send an itemized statement. Missing it can cost you the right to keep any of it. Look up yours free at **depositday.app**.

General-use form. Not legal advice. State and local rules vary.