Move-In / Move-Out Inspection Checklist

Walk each room together, note the condition, and take dated photos. Condition key: G = Good · F = Fair · P = Poor · N/A

Property / address		**Unit**	
Tenant name(s)		**Lease start**	
Move-in inspection on		**Move-out inspection on**	
Inspected by		**Photos / video saved at**	

Entry & Hallways	Move-in G / F / P	Move-in notes	Move-out G / F / P	Move-out notes / damage beyond normal wear
Front door & lock				
Doorbell / intercom				
Walls & ceiling				
Flooring				
Light fixtures & switches				
Closet				

Living Room	Move-in G / F / P	Move-in notes	Move-out G / F / P	Move-out notes / damage beyond normal wear
Walls & ceiling				
Flooring / carpet				
Windows, screens & locks				
Blinds / window coverings				
Outlets & switches				
Light fixtures				

Kitchen	Move-in G / F / P	Move-in notes	Move-out G / F / P	Move-out notes / damage beyond normal wear
Refrigerator / freezer				
Stove / oven / range hood				
Dishwasher				
Microwave				
Sink, faucet & disposal				
Cabinets & drawers				
Countertops				
Flooring				
Walls & ceiling				
Outlets & GFCI				

Bedroom 1	Move-in G / F / P	Move-in notes	Move-out G / F / P	Move-out notes / damage beyond normal wear
Walls & ceiling				
Flooring / carpet				
Windows, screens & locks				
Closet & doors				
Outlets & lights				

Bedroom 2	Move-in G / F / P	Move-in notes	Move-out G / F / P	Move-out notes / damage beyond normal wear
Walls & ceiling				
Flooring / carpet				
Windows, screens & locks				
Closet & doors				
Outlets & lights				

Bedroom 3	Move-in G / F / P	Move-in notes	Move-out G / F / P	Move-out notes / damage beyond normal wear
Walls & ceiling				
Flooring / carpet				
Windows, screens & locks				
Closet & doors				
Outlets & lights				

Bathroom 1	Move-in G / F / P	Move-in notes	Move-out G / F / P	Move-out notes / damage beyond normal wear
Toilet				
Sink, faucet & vanity				
Tub / shower & caulk				
Exhaust fan				
Mirror / medicine cabinet				
Flooring				
Walls & ceiling				
Towel bars / fixtures				

Bathroom 2	Move-in G / F / P	Move-in notes	Move-out G / F / P	Move-out notes / damage beyond normal wear
Toilet				
Sink, faucet & vanity				
Tub / shower & caulk				
Exhaust fan				
Flooring				
Walls & ceiling				

Laundry & Utility	Move-in G / F / P	Move-in notes	Move-out G / F / P	Move-out notes / damage beyond normal wear
Washer				
Dryer & vent				
Water heater (visual)				
Furnace / HVAC (visual)				
Air filter				
Electrical panel access				

Exterior, Garage & Yard	Move-in G / F / P	Move-in notes	Move-out G / F / P	Move-out notes / damage beyond normal wear
Garage / parking				
Garage door & opener				
Patio / deck / balcony				
Yard / landscaping				
Fences & gates				
Exterior doors & locks				
Trash / recycling bins				
Mailbox				

Safety, Keys & Meters

Item	Move-in	Move-out	Notes
☐ Smoke detectors tested (count: ___)			
☐ CO detectors tested (count: ___)			
☐ Fire extinguisher present / charged			
Keys: door ___ mailbox ___ garage ___ fobs ___			
Garage remotes / gate cards			
Electric meter reading			
Gas meter reading			
Water meter reading			

Additional notes

Walk-through completed

Move-in: landlord initials _____ date _____ Tenant initials _____ date _____

Move-out: landlord initials _____ date _____ Tenant initials _____ date _____

General-purpose inspection checklist for record keeping. It is not a lease, notice or legal form and is not legal advice. Move-in/move-out and security-deposit rules vary by state and city — check the requirements that apply to you.