

# MOVE-IN / MOVE-OUT CONDITION REPORT

Rental Walkthrough Inspection Form

## Property Condition Report

### Property and Parties

Property address: \_\_\_\_\_

Unit number (if applicable): \_\_\_\_\_

Landlord / property manager name: \_\_\_\_\_

Tenant name(s): \_\_\_\_\_

Lease start date: \_\_\_\_\_

Lease end date: \_\_\_\_\_

Inspection type (circle one): Move-In / Move-Out

Date of this inspection: \_\_\_\_\_

### Entrance / Hallway

#### Move-In Condition

Door, locks, and keys issued: \_\_\_\_\_

Flooring: \_\_\_\_\_

Walls and light fixtures: \_\_\_\_\_

#### Move-Out Condition

Door, locks, and keys returned: \_\_\_\_\_

Flooring: \_\_\_\_\_

Walls and light fixtures: \_\_\_\_\_

### Living Room

#### Move-In Condition

Flooring / carpet: \_\_\_\_\_

Walls and paint: \_\_\_\_\_

Windows and blinds: \_\_\_\_\_

Outlets and ceiling: \_\_\_\_\_

#### Move-Out Condition

Flooring / carpet: \_\_\_\_\_

Walls and paint: \_\_\_\_\_

Windows and blinds: \_\_\_\_\_

Outlets and ceiling: \_\_\_\_\_

### Kitchen

#### Move-In Condition

**Appliances (make/model, working condition):** \_\_\_\_\_

**Countertops and cabinets:** \_\_\_\_\_

**Sink, faucet, and disposal:** \_\_\_\_\_

**Move-Out Condition**

**Appliances (make/model, working condition):** \_\_\_\_\_

**Countertops and cabinets:** \_\_\_\_\_

**Sink, faucet, and disposal:** \_\_\_\_\_

**Bedroom(s)**

**Move-In Condition**

**Bedroom 1: flooring, closet, windows, walls:** \_\_\_\_\_

**Bedroom 2: flooring, closet, windows, walls:** \_\_\_\_\_

**Smoke detector present and tested:** \_\_\_\_\_

**Move-Out Condition**

**Bedroom 1: flooring, closet, windows, walls:** \_\_\_\_\_

**Bedroom 2: flooring, closet, windows, walls:** \_\_\_\_\_

**Smoke detector present and tested:** \_\_\_\_\_

**Bathroom(s)**

**Move-In Condition**

**Tub / shower and grout:** \_\_\_\_\_

**Toilet, fan, and cabinets:** \_\_\_\_\_

**Move-Out Condition**

**Tub / shower and grout:** \_\_\_\_\_

**Toilet, fan, and cabinets:** \_\_\_\_\_

**Utilities and Safety**

**Move-In Condition**

**HVAC and water heater:** \_\_\_\_\_

**Smoke and carbon monoxide detectors:** \_\_\_\_\_

**Utility meter readings (if applicable):** \_\_\_\_\_

**Move-Out Condition**

**HVAC and water heater:** \_\_\_\_\_

Smoke and carbon monoxide detectors: \_\_\_\_\_

Utility meter readings (if applicable): \_\_\_\_\_

### **Exterior (If Applicable)**

Yard, patio, or garage condition at  
move-in: \_\_\_\_\_

Yard, patio, or garage condition at  
move-out: \_\_\_\_\_

### **General Notes and Photo Reference**

Note any pre-existing wear, damage, or repairs below and reference the corresponding dated photo or video file name for each item.

Notes / photo references: \_\_\_\_\_

### **Signatures**

By signing below, both parties confirm this report accurately reflects the unit's condition on the date indicated.

Landlord / property manager signature and  
date: \_\_\_\_\_

Tenant signature and date: \_\_\_\_\_

Tenant forwarding address (for deposit return, move-out  
only): \_\_\_\_\_

#### **INSTRUCTIONS FOR USE**

Complete this form together with the other party, once at move-in and again at move-out. Walk every room, test fixtures and appliances, and photograph or video each area before writing your notes. Keep a signed copy and reference the photo file names in the notes section. Compare the move-in and move-out sections side by side to separate normal wear and tear from chargeable damage before any deposit deduction is made.