Move In Inspection Form: Rental Condition Record

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Property and parties

INSPECTION DATE

MOVE-IN OR LEASE START DATE

PROPERTY ADDRESS

UNIT OR APARTMENT NUMBER

UNIT SIZE

TENANT NAME(S)

LANDLORD OR MANAGER

OCCUPANCY AT THIS WALK

FURNISHINGS

BATHROOMS IN THE UNIT

BEDROOMS AND OTHER ROOMS WALKED

KEYS, FOBS, AND REMOTES ISSUED

- [ ] Tenant present for this walk
- [ ] Landlord or agent present for this walk
- [ ] Date-stamped photos taken of existing conditions

Entry and halls

Item	Good	Fair	Poor	N/A	Notes
Entry door, frame, and weatherstrip	☐	☐	☐	☐	
Locks, deadbolt, and hardware	☐	☐	☐	☐	
Floors and coverings	☐	☐	☐	☐	
Walls, paint, and wallpaper	☐	☐	☐	☐	
Ceiling	☐	☐	☐	☐	
Steps, landings, and handrails	☐	☐	☐	☐	
Windows, coverings, and screens	☐	☐	☐	☐	
Lighting, fixtures, bulbs, and switches	☐	☐	☐	☐	
Electrical outlets	☐	☐	☐	☐	
Closets, shelves, and rods	☐	☐	☐	☐	
Doorbell or intercom	☐	☐	☐	☐	

Kitchen

Item	Good	Fair	Poor	N/A	Notes
Range, oven, and range hood	☐	☐	☐	☐	
Refrigerator	☐	☐	☐	☐	
Sink, faucets, and garbage disposal	☐	☐	☐	☐	
Hot and cold running water at the sink	☐	☐	☐	☐	
Dishwasher	☐	☐	☐	☐	
Counters	☐	☐	☐	☐	
Cabinets and cupboards	☐	☐	☐	☐	
Floor and coverings	☐	☐	☐	☐	
Walls and ceiling	☐	☐	☐	☐	
Windows, coverings, and screens	☐	☐	☐	☐	
Exhaust fan	☐	☐	☐	☐	
Lighting and switches	☐	☐	☐	☐	
Electrical outlets, including any GFCI at the sink	☐	☐	☐	☐	
Food preparation and storage area	☐	☐	☐	☐	

Baths

Item	Good	Fair	Poor	N/A	Notes
Sink, faucet, vanity, and medicine cabinet	☐	☐	☐	☐	
Shower and tub, enclosure, door, and tracks	☐	☐	☐	☐	
Toilet	☐	☐	☐	☐	
Hot and cold running water	☐	☐	☐	☐	
Bathroom usable in privacy (door and lock)	☐	☐	☐	☐	
Towel bars and curtain rod or door	☐	☐	☐	☐	
Exhaust fan	☐	☐	☐	☐	
Floor and coverings	☐	☐	☐	☐	
Walls and ceiling	☐	☐	☐	☐	
Windows, coverings, and screens	☐	☐	☐	☐	
Lighting and switches	☐	☐	☐	☐	
Electrical outlets, including any GFCI	☐	☐	☐	☐	
Cabinets and closets	☐	☐	☐	☐	

Bedrooms

Item	Good	Fair	Poor	N/A	Notes
Floor, carpet, and other flooring	☐	☐	☐	☐	
Walls, paint, and wallpaper	☐	☐	☐	☐	
Ceiling	☐	☐	☐	☐	
Windows, coverings, and screens	☐	☐	☐	☐	
Doors, locks, and hardware	☐	☐	☐	☐	
Closets, doors, tracks, shelves, and rods	☐	☐	☐	☐	
Lighting and switches	☐	☐	☐	☐	
Electrical outlets	☐	☐	☐	☐	
Smoke alarm inside the bedroom	☐	☐	☐	☐	
Ceiling fan	☐	☐	☐	☐	
Landlord-owned furniture in the bedroom	☐	☐	☐	☐	

Living and dining

Item	Good	Fair	Poor	N/A	Notes
Living-room floor and coverings	☐	☐	☐	☐	
Living-room walls and ceiling	☐	☐	☐	☐	
Living-room windows, coverings, and screens	☐	☐	☐	☐	
Living-room doors and hardware	☐	☐	☐	☐	
Living-room closets	☐	☐	☐	☐	
Living-room lighting and switches	☐	☐	☐	☐	
Living-room electrical outlets	☐	☐	☐	☐	
Dining area floor, walls, lights, and windows	☐	☐	☐	☐	
Fireplace, decorative heater, or wood stove	☐	☐	☐	☐	
Landlord-owned furniture in living or dining	☐	☐	☐	☐	

Systems and safety equipment

Item	Good	Fair	Poor	N/A	Notes
Heating equipment	☐	☐	☐	☐	
Air-conditioning unit(s)	☐	☐	☐	☐	
Thermostat	☐	☐	☐	☐	
Water heater (if accessible in the unit)	☐	☐	☐	☐	

Smoke and fire alarms outside the bedrooms	☐	☐	☐	☐	
Carbon monoxide alarm	☐	☐	☐	☐	
Fire extinguisher if the landlord provided one	☐	☐	☐	☐	
In-unit washer, dryer, or hookups	☐	☐	☐	☐	

Exterior and keys

Item	Good	Fair	Poor	N/A	Notes
Other exterior doors and locks	☐	☐	☐	☐	
Patio, deck, balcony, or terrace	☐	☐	☐	☐	
Yard, planted areas, and fencing	☐	☐	☐	☐	
Parking, garage, or carport	☐	☐	☐	☐	
Exterior lighting at the unit	☐	☐	☐	☐	
Mailbox or cluster box	☐	☐	☐	☐	
Keys, fobs, garage remotes, and access cards work	☐	☐	☐	☐	
Window screens and storm doors	☐	☐	☐	☐	
Trash and recycling area for this unit	☐	☐	☐	☐	
Assigned storage or shed	☐	☐	☐	☐	

Deficiencies and sign-off

EXISTING DAMAGE AND DEFICIENCIES NOTED

LANDLORD REPAIRS OR CLEANING PROMISED

PROMISED REPAIR COMPLETION DATE

ACTION

☐ The unit is in decent, safe, and sanitary condition except deficiencies noted above

☐ Signed copy provided to the tenant

TENANT ADDITIONAL ITEMS AFTER THIS WALK

DATE SIGNED

LANDLORD OR MANAGER SIGNATURE

TENANT SIGNATURE

SECOND TENANT SIGNATURE

TIME SIGNED

Reference only. Verify against local codes, a licensed inspector or a qualified contractor.