

Move Out Inspection Form: Rental Condition Record

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Property and parties

INSPECTION DATE

MOVE-OUT OR VACATE DATE

LEASE END OR NOTICE DATE

PROPERTY ADDRESS

UNIT OR APARTMENT NUMBER

UNIT SIZE

TENANT NAME(S)

LANDLORD OR MANAGER

TYPE OF THIS WALK

FURNISHINGS

BATHROOMS IN THE UNIT

BEDROOMS AND OTHER ROOMS WALKED

KEYS, FOBS, AND REMOTES RETURNED

TENANT FORWARDING ADDRESS

METER READINGS AND TENANT-PAID UTILITY ACCOUNTS

SECURITY DEPOSIT AMOUNT HELD

DATE OF THE SIGNED MOVE-IN CONDITION RECORD

- ☐ Tenant present for this walk
- ☐ Landlord or agent present for this walk
- ☐ Date-stamped photos taken of departure conditions
- ☐ This walk was compared to the signed move-in record

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 return

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 returned	☐	☐	☐	☐	_____
Window screens and storm doors	☐	☐	☐	☐	_____
Trash and recycling area for this unit	☐	☐	☐	☐	_____
Assigned storage or shed	☐	☐	☐	☐	_____

Findings and sign-off

DAMAGE BEYOND ORDINARY WEAR (COMPARED WITH MOVE-IN)

CLEANING NEEDED BEYOND ARRIVAL CLEANLINESS

TENANT BELONGINGS LEFT BEHIND

ITEMS OF DISAGREEMENT

TENANT POSITION ON THIS WALK

DEPOSIT ACTION RECORDED HERE

ADDRESS FOR THE DEPOSIT STATEMENT

☐ All issued keys, fobs, remotes, and cards returned

☐ Signed copy provided to the tenant

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.