

Condition of Rental Property Checklist

Instructions: Tenant(s) complete(s) this checklist within three days of moving in and tenant(s) and landlord or manager review property and completed checklist together and mutually agree on the condition of the property upon move-in by signing this form. Each party keeps a copy of signed checklist. Tenant(s) and landlord or manager uses the move-in checklist during the pre-move out inspection and again when determining if any of the tenant's deposit will be retained for cleaning or repairs after move-out.

BE SPECIFIC and DETAILED when filling out the checklist.

Unit # _____

Tenant Name (print) _____

Street Address _____

Tenant Name (print) _____

Lessor _____

Tenant Name (print) _____

Rating Code: E = Excellent G = Good F = Fair P = Poor			
	Condition on Arrival	Condition on Departure	Notes
LIVING ROOM/DINING			
Floors & Floor Coverings			
Walls & Ceilings			
Doors			
Door Locks & Hardware			
Lighting Fixtures			
Windows & Screens			
Window Coverings			
Smoke Detector			
Other			
KITCHEN			
Floors & Floor Coverings			
Walls & Ceilings			
Doors			
Door Locks & Hardware			
Lighting Fixtures			
Windows & Screens			

Window Coverings			
Smoke Detector			
Cabinets			
Counters			
Stove/Oven/Range Hood			
Refrigerator			
Dishwasher			
Sink & Plumbing			
Smoke Detector			
Pantry			
Other			
BATHROOM			
Floors & Floor Coverings			
Walls & Ceilings			
Doors			
Door Locks & Hardware			
Lighting Fixtures			
Cabinets			
Counters & Surfaces			
Bathtub/Shower			
Sink & Plumbing			
Toilet			
Other			
FRONT BEDROOM			
Floors & Floor Coverings			
Walls & Ceilings			
Doors			
Door Locks & Hardware			
Lighting Fixtures			
Windows & Screens			
Window Coverings			

Closet, including Doors & Tracks			
Smoke Detector			
Other			
BACK BEDROOM			
Floors & Floor Coverings			
Walls & Ceilings			
Doors			
Door Locks & Hardware			
Lighting Fixtures			
Windows & Screens			
Window Coverings			
Closet, including Doors & Tracks			
Smoke Detector			
Other			
LAUNDRY ROOM			
Floors & Floor Coverings			
Walls & Ceilings			
Doors			
Door Locks & Hardware			
Lighting Fixtures			
Windows & Screens			
Window Coverings			
Closet, including Doors & Tracks			
Clothing Rack			
Cabinets			
Other			
BACK PATIO			
Windows & Screens			
Back Door & Locks			
OTHER AREAS			
Heating System			

Air Conditioning			
Hallway(s)			
Lawn/Garden			
Back Patio			
Front Porch Area			
Fence			
Parking Area			
Other			

Tenants acknowledge that all smoke alarms, carbon monoxide alarms, and fire extinguishers were tested in their presence and found to be in working order, and that the testing procedure was explained to them.
Tenants agree to test all detectors at least once a month and to report any problems to Landlord/Manager in writing.

Additional Comments:

MOVE-IN INSPECTION DATE

MOVE-OUT INSPECTION DATE

LESSOR SIGNATURE

LESSOR SIGNATURE

LESSEE SIGNATURE