

Rental Inspection Checklist

Move-in / move-out condition documentation for landlords, property managers, and inspectors. Complete the Move-In column at lease start and the Move-Out column at lease end so both parties compare the same items. Check your state or province's tenancy rules for notice and frequency requirements.

Property address: _____ Unit: _____

Tenant name(s): _____ Landlord / manager: _____

Move-in inspection date: _____ Move-out inspection date: _____

Condition
codes:

G =
Good

F =
Fair

D =
Damaged

M =
Missing

Severity for
damage:

MINOR

MODERATE

MAJOR

CRITICAL

Keys, Meters & Safety

ITEM	MOVE-IN	MOVE-OUT	NOTES
Keys / fobs / remotes issued			
Electricity meter reading			
Gas meter reading			
Water meter reading			
Smoke alarms present & tested			
CO alarms present & tested			

Living Areas & Hallways

ITEM	MOVE-IN	MOVE-OUT	SEVERITY	NOTES / PHOTO #
Walls & ceilings				
Floors / carpet				
Windows, screens, coverings				
Doors & locks				
Lights, switches, outlets				

Kitchen

ITEM	MOVE-IN	MOVE-OUT	SEVERITY	NOTES / PHOTO #
Cabinets & countertops				
Sink, faucet, drainage				
Range / oven				
Refrigerator				
Dishwasher / other appliances				
Walls, floor, lighting				

Bathroom(s)

ITEM	MOVE-IN	MOVE-OUT	SEVERITY	NOTES / PHOTO #
Toilet, sink, vanity				
Tub / shower & sealing				
Ventilation / exhaust fan				
Walls, floor, fixtures				

Bedroom 1

ITEM	MOVE-IN	MOVE-OUT	SEVERITY	NOTES / PHOTO #
Walls, ceiling, floor				
Windows & coverings				
Closet / wardrobe				
Doors, lights, outlets				

Bedroom 2

ITEM	MOVE-IN	MOVE-OUT	SEVERITY	NOTES / PHOTO #
Walls, ceiling, floor				
Windows & coverings				
Closet / wardrobe				
Doors, lights, outlets				

Bedroom 3

ITEM	MOVE-IN	MOVE-OUT	SEVERITY	NOTES / PHOTO #
Walls, ceiling, floor				
Windows & coverings				
Closet / wardrobe				
Doors, lights, outlets				

Laundry & Exterior

ITEM	MOVE-IN	MOVE-OUT	SEVERITY	NOTES / PHOTO #
Washer / dryer or connections				
Yard / garden areas tenant maintains				
Garage / parking / storage				
Mailbox, exterior doors, balcony				

Additional Notes

Move-In Acknowledgment

Both parties confirm the recorded move-in condition is accurate. Photos referenced in this checklist form part of the record.

Landlord / manager signature & date

Tenant signature & date

Move-Out Acknowledgment

Both parties confirm the recorded move-out condition is accurate. Deductions, if any, should reference specific items and photos above.

Landlord / manager signature & date

Tenant signature & date

Running regular rental inspections? InspectPro Solo saves this structure as a reusable template — same rooms, same items, every visit — with photos tagged to items, severity ratings, on-phone signatures, and a branded PDF both parties hold the same day. Free 15-day trial at house-inspectors.com.