

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. BE

SPECIFIC and DETAILED when filling out the checklist.

Property Address

Tenant Name

Owner/Agent Name

Tenant Name

ITEM	CONDITION ON ARRIVAL	CONDITION ON DEPARTURE
LIVING ROOM		
Floor & Floor Coverings		
Walls & Ceiling		
Door(s)		
Door Lock(s) & Hardware		
Lighting Fixture(s)		
Window(s) & Screen(s)		
Window covering(s)		
Smoke Detector(s)		
Fire Place		
Other		
KITCHEN		
Floor & Floor Coverings		
Walls & Ceiling		
Door(s)		
Door lock(s) & Hardware		
Window Covering(s)		
Light Fixture(s)		
Cabinets		
Counters		
Stove/Oven/Range Hood		
Refrigerator		
Dishwasher		
Sink(s) & Plumbing		
Garbage Disposal		
Smoke Detector		
Other		

CONDITION OF RENTAL PROPERTY CHECKLIST CONTINUED

ITEM	CONDITION ON ARRIVAL	CONDITION ON DEPARTURE
DINING ROOM		
Floor & Floor Covering(s)		
Walls & Ceiling		
Light Fixture(s)		
Window(s) & Screen(s)		
Window Covering(s)		
Other		
BATHROOM #1		
Floor & Floor Covering(s)		
Walls & Ceiling		
Counters & Surfaces		
Window(s) & Screen(s)		
Window Covering(s)		
Sink & Plumbing		
Bathtub/Shower		
Toilet		
Light Fixture(s)		
Door(s)		
Door Lock(s) & Hardware		
Other		
BATHROOM #2		
Floor & Floor Covering(s)		
Walls & Ceiling		
Counters & Surfaces		
Window(S) & Screen(s)		
Window Covering(s)		
Sink& Plumbing		
Bathtub/Shower		
Toilet		
Light Fixture(s)		
Door(s)		
Door Lock(s) & Hardware		
Other		

CONDITION OF RENTAL PROPERTY CHECKLIST CONTINUED

ITEM	CONDITION ON ARRIVAL	CONDITION ON DEPARTURE
BEDROOM #1		
Floor & Floor Covering(s)		
Walls & Ceiling		
Window(s) & Screen(s)		
Window Covering(s)		
Closet(s) including doors & tracks		
Light Fixture(s)		
Smoke Detector		
Door(s)		
Door lock(s)		
Other		
BEDROOM #2		
Floor & Floor covering(s)		
Walls & Ceiling		
Window(s) & Screen(s)		
Window Covering(s)		
Closet(s) including doors & Tracks		
Light Fixture(s)		
Smoke Detector		
Door(s)		
Door Lock(s)		
Other		
BEDROOM #3		
Floor & Floor Covering(s)		
Walls & Ceiling		
Window(s) & Screens		
Window Covering(s)		
Closet(s) including doors & Tracks		
Light Fixture(s)		
Smoke Detectors		
Door(s)		
Door lock(s)		
Other		

CONDITION OF RENTAL PROPERTY CHECKLIST CONTINUED

ITEM	CONDITION ON ARRIVAL	CONDITION ON DEPARTURE
OTHER AREAS		
Heating System		
Air Conditioning		
Stair(s) & Hallway(s)		
Lawn(S) & Garden(s)		
Patios, Terrace, Deck, etc.		
Parking Area(s)		
Other		
Other		
Other		
Other		
# OF KEYS RECEIVED		

Tenants acknowledge that all smoke detectors 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 report any problems to Landlord/Manager in writing. Tenants agree to replace all smoke detector batteries as necessary.

COMMENTS:

MOVE-IN INSPECTION DATE

Owner/Agent Signature

Tenant Signature

Tenant Signature

MOVE-OUT INSPECTION DATE

Owner/Agent Signature

Tenant Signature

Tenant Signature

