

MOVE IN RENTAL INSPECTION CHECKLIST

Type of Inspection: Move-In Inspection **Property Address:** [PROPERTY ADDRESS] **State:** [STATE]
Inspection Date: **Year Built:** 2000

This Rental Inspection Checklist (this "Checklist") documents the condition of the rental property identified above as of the Inspection Date and is executed by the Landlord and Tenant identified below. This Checklist is intended to serve as the contemporaneous record of property condition for purposes of establishing a baseline, documenting changes in condition over the course of tenancy, and supporting any itemization of security deposit deductions permitted under applicable law.

1. Parties

Landlord / Property Owner: [LANDLORD NAME] **Address:** [LANDLORD ADDRESS]

Tenant(s): [TENANT NAME] **Tenant Forwarding Address (for deposit itemization and statutory notices):** [TENANT FORWARDING ADDRESS]

Security Deposit Held: \$0.00

2. Inspection Details

- **Type:** Move-In Inspection
- **Inspection Date:**
- **Move-In Baseline Date (for comparison):**
- **Move-Out / Surrender Date:**
- **Tenant Present:** Yes

3. Room-by-Room Interior Condition

Condition ratings: **Good** = no damage or wear; **Fair** = minor wear within normal expectations; **Poor** = damage requiring attention; **N/A** = not applicable.

Living Room

Component	Condition	Notes	--- --- ---	Walls / paint	Good	[LIVING ROOM WALLS NOTES]	
Flooring	[LIVING ROOM FLOOR CONDITION]	[LIVING ROOM FLOOR NOTES]		Ceiling	[LIVING ROOM CEILING CONDITION]	[LIVING ROOM CEILING NOTES]	
Lights / fixtures	[LIVING ROOM LIGHTS CONDITION]	[LIVING ROOM LIGHTS NOTES]		Windows / coverings	[LIVING ROOM WINDOWS CONDITION]	[LIVING ROOM WINDOWS NOTES]	
Doors / hardware	[LIVING ROOM DOORS CONDITION]	[LIVING ROOM DOORS NOTES]					

Additional notes: No other issues observed.

Kitchen

| Component | Condition | Notes | |---|---|---| | Walls / paint | Good | [KITCHEN WALLS NOTES] | | Flooring | [KITCHEN FLOOR CONDITION] | [KITCHEN FLOOR NOTES] | | Ceiling | [KITCHEN CEILING CONDITION] | [KITCHEN CEILING NOTES] | | Cabinets / counters | [KITCHEN CABINETS CONDITION] | [KITCHEN CABINETS NOTES] | | Plumbing (sink, disposal) | [KITCHEN PLUMBING CONDITION] | [KITCHEN PLUMBING NOTES] | | Lights / outlets | [KITCHEN LIGHTS CONDITION] | [KITCHEN LIGHTS NOTES] |

Additional notes: No other issues observed.

Bedroom(s) — 1 total

Each bedroom was inspected for: walls/paint, flooring, ceiling, lights, windows/coverings, closets, and doors/hardware.

No notable issues observed in any bedroom.

Bathroom(s) — 1 total

Each bathroom was inspected for: plumbing fixtures (sink, toilet, tub, shower), tile/grout, caulk, cabinets/vanity, ventilation/exhaust fan, flooring, and mirrors/lighting.

No notable issues observed in any bathroom.

Other Interior Areas

Hallways, dens, basements, attics, and closets inspected. No notable issues observed.

4. Appliances, Utilities, and Safety Equipment

Appliances tested and confirmed in working order:

- Refrigerator
- Stove
- HVAC
- Water Heater

Appliances NOT in working order or with cosmetic damage:

[APPLIANCES NOT WORKING]

Safety Equipment (Habitability):

- Smoke detector(s): ✓ Tested and working
- Carbon monoxide detector(s): ✓ Tested and working

Documenting appliance functionality and safety equipment at inspection establishes the baseline for the implied warranty of habitability recognized in virtually all states and satisfies state-specific requirements such as California Health & Safety Code §13113.8 (smoke detector certification).

5. Pest, Mold, and Structural Observations

- **Mold / Moisture:** None observed at time of inspection.
- **Pest Infestation:** None observed at time of inspection.
- **Structural / Water Damage:** None observed at time of inspection.

6. Exterior and Amenities

Roof (visible from ground), gutters, siding, foundation, exterior windows and doors, lawn, walkways, and any fencing or decking inspected. No notable issues observed.

7. Keys, Access Devices, and Personal Property

10. Photo / Video Documentation Log

- **Photos / videos taken:** Approximately 0 files
- **Storage location:** [Landlord to provide storage reference]
- **Documentation date:**

Photographs and videos are retained by the Landlord and are available to the Tenant upon reasonable request. Visual documentation is evidentiary in any security deposit deduction dispute and is a recommended best practice in every rental inspection.

11. Maintenance and Repair Follow-Up Log

Issue Identified	Party Responsible	Agreed Completion Date	Actual Completion Date	Sign-Off
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

All follow-up maintenance items shall be communicated to the Tenant in writing. The Landlord shall document the type of repair and the actual repair date upon completion.

12. Related Disclosures

Fair Housing Act Uniformity. Inspection procedures documented in this Checklist are applied consistently to all tenants without regard to race, color, religion, sex, national origin, familial status, disability, or other protected class, as required by the federal Fair Housing Act (42 U.S.C. §3604).

13. State-Specific Compliance

14. Delivery and Receipt

Capturing the date and method of delivery is essential in states (including AZ, MA, MI) where the Landlord's rights under the security deposit statute are conditioned on timely delivery of this Checklist to the Tenant.

- **Date this Checklist was delivered (or will be delivered) to Tenant:**
- **Method of delivery:** Hand delivery First-class mail Certified mail Email Other: _____
- **Recipient acknowledgment:** [DELIVERY RECIPIENT]

15. Acknowledgments and Signatures

By signing below, each Party acknowledges that: (a) the Party has personally inspected (or had the opportunity to inspect) the property and reviewed this Checklist; (b) the documented condition is accurate as of the Inspection Date to the best of the Party's knowledge; (c) each Party shall receive a signed copy of this Checklist; and (d) this Checklist is not a lease, does not modify the underlying lease, and does not waive any right that cannot be waived under applicable law.

Landlord / Property Manager

PRINTED NAME

SIGNATURE

DATE

Tenant

PRINTED NAME

SIGNATURE

DATE

This Checklist is a documentation tool and does not constitute legal advice. Landlords should consult qualified counsel to confirm compliance with all applicable federal, state, and local requirements, which may be amended from time to time.