

Condition of Rental Property Checklist

Property & Tenant Information

Instructions: Tenant(s) complete this checklist within three days of moving in. Tenant(s) and landlord or manager review the property together and mutually agree on its condition by signing this form. Each party keeps a signed copy. This checklist is used again at move-out to determine any deposit deductions for cleaning or repairs. Be specific and detailed.

Property Address:			
Landlord/Manager Name:			
Tenant Name 1:		Tenant Name 2:	
Tenant Name 3:		Tenant Name 4:	
Tenant Name 5:			

LIVING ROOM

ITEM	CONDITION ON ARRIVAL	CONDITION ON DEPARTURE
Floor & Floor Covering		
Walls & Ceiling		
Door(s)		
Door Lock(s) & Hardware		
Lighting Fixture(s)		
Window(s) & Screen(s)		
Window Covering(s)		
Smoke Alarm		
Carbon Monoxide Alarm		
Fireplace		

KITCHEN

ITEM	CONDITION ON ARRIVAL	CONDITION ON DEPARTURE
Floor & Floor Coverings		
Walls & Ceiling		
Door(s)		
Door Lock(s) and Hardware		
Window(s) & Screen(s)		
Window Covering(s)		
Light Fixture(s)		
Cabinets		
Counters		
Stove/Oven/Range Hood		
Refrigerator		
Dishwasher		
Sink(s) & Plumbing		
Garbage Disposal		
Fire Extinguisher		
Other		

Condition of Rental Property Checklist

Dining Room & Bathrooms

DINING ROOM

ITEM	CONDITION ON ARRIVAL	CONDITION ON DEPARTURE
Floor & Floor Covering(s)		
Walls & Ceiling		
Light Fixture(s)		
Window(s) & Screen(s)		
Window Covering(s)		
Other		

BATHROOM #1

ITEM	CONDITION ON ARRIVAL	CONDITION ON DEPARTURE
Floors & Floor Covering(s)		
Walls & Ceilings		
Counters & Surfaces		
Window(s) & Screen(s)		
Window Covering(s)		
Sink & Plumbing		
Bathtub/Shower		
Toilet		
Light Fixture(s)		
Door(s)		
Door Lock(s) & Hardware(s)		
Other		

BATHROOM #2

ITEM	CONDITION ON ARRIVAL	CONDITION ON DEPARTURE
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(s)		
Other		

Condition of Rental Property Checklist

Bedrooms & Hall

BEDROOM #1

ITEM	CONDITION ON ARRIVAL	CONDITION ON DEPARTURE
Floor & Floor Covering(s)		
Walls & Ceiling		
Window(s) & Screen(s)		
Window Covering(s)		
Closet(s), including Doors & Tracks		
Lighting Fixture(s)		
Smoke Alarm		
Carbon Monoxide Alarm		
Door(s)		
Door Lock(s) & Hardware		

BEDROOM #2

ITEM	CONDITION ON ARRIVAL	CONDITION ON DEPARTURE
Floor & Floor Covering(s)		
Walls & Ceiling		
Window(s) & Screen(s)		
Window Covering(s)		
Closet, including Doors & Tracks		
Lighting Fixtures		
Smoke Alarm		
Carbon Monoxide Alarm		
Door(s)		
Door Lock(s) & Hardware		

BEDROOM #3

ITEM	CONDITION ON ARRIVAL	CONDITION ON DEPARTURE
Floor & Floor Covering(s)		
Walls & Ceiling		
Window(s) & Screen(s)		
Window Covering(s)		
Closet, including Doors & Tracks		
Lighting Fixtures		
Smoke Alarm		
Carbon Monoxide Alarm		
Door(s)		
Door Lock(s) & Hardware		

HALL

ITEM	CONDITION ON ARRIVAL	CONDITION ON DEPARTURE
Smoke Alarm		
Carbon Monoxide Alarm		

Condition of Rental Property Checklist

Other Areas, Inspections & Signatures

OTHER AREAS

ITEM	CONDITION ON ARRIVAL	CONDITION ON DEPARTURE
Other		
Heating System		
Air Conditioning		
Stair(s)		
Hallway(s)		
Lawn(s) & Garden(s)		
Patio, Terrace, Deck, etc.		
Parking Area(s)		
Other (2)		
Other (3)		
Other (4)		
Other (5)		

of Keys Received:

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.

Comments:

MOVE-IN INSPECTION

Inspection Date:

Owner/Agent Signature: _____

Tenant Signature 1: _____

Tenant Signature 2: _____

Tenant Signature 3: _____

Tenant Signature 4: _____

Tenant Signature 5: _____

Condition of Rental Property Checklist

Other Areas, Inspections & Signatures (continued)

MOVE-OUT INSPECTION

Inspection Date:

Owner/Agent Signature: _____

Tenant Signature 1: _____

Tenant Signature 2: _____

Tenant Signature 3: _____

Tenant Signature 4: _____

Tenant Signature 5: _____