Rental Inspection Checklist

For move-in, routine and move-out inspections. Rate each item G (Good), F (Fair) or D (Damaged), add a short note and the photo number. From near.biz.

Property address: _____ **Unit:** _____

Tenant name(s): _____ **Lease start:** _____

Inspection type: Move-in / Routine / Pre-move-out / Move-out **Date:** _____

Entry, Living Room and Hallways

Item	Move-in	Routine	Move-out	Notes / photo #
Front door, lock, deadbolt, peephole				
Walls and ceilings (marks, holes, stains)				
Floors and carpet (stains, burns, tears)				
Windows open, close, lock; screens				
Blinds or window coverings				
Switches, outlets, light fixtures				

Kitchen

Item	Move-in	Routine	Move-out	Notes / photo #
Stove and oven (burners, clean, knobs)				
Refrigerator (cools, seals, shelves)				
Dishwasher and garbage disposal				
Sink and faucet (drips, leaks underneath)				
Cabinets and drawers (doors, hinges)				
Countertops (chips, burns, stains)				
Range hood fan and light				

Bathroom(s)

Item	Move-in	Routine	Move-out	Notes / photo #
Toilet (flush, refill, no rocking or leaks)				
Shower / tub (caulk, grout, drain, mold)				
Sink, faucet, vanity (leaks, water damage)				
Exhaust fan				
Mirror, towel bars, paper holder				
Floor firm around toilet and tub				

Bedrooms

Item	Move-in	Routine	Move-out	Notes / photo #
Walls, ceilings, floors				
Closet doors				
Windows open and lock				
Smoke alarm present and working				

Laundry, Utilities and Systems

Item	Move-in	Routine	Move-out	Notes / photo #
Washer / dryer (if provided); dryer vent clear				
Water heater (no leaks; strapped if required)				
Heating and air conditioning; filter date				
Electrical panel accessible, labeled				
Water shut-off valve accessible				

Safety Items

Item	Move-in	Routine	Move-out	Notes / photo #
Smoke alarms tested				
Carbon monoxide alarms tested (if required)				
Fire extinguisher (if provided) in date				
Stair railings secure				
Exterior doors and windows lock				

Outside the Unit

Item	Move-in	Routine	Move-out	Notes / photo #
Roof and gutters (visible from ground)				
Exterior walls, paint, trim				
Yard, fences, gates				
Garage door				
Patio, balcony, decking				
Pests or standing water near foundation				

Signatures

Landlord / agent: _____ Date: _____

Tenant: _____ Date: _____

Tenant: _____ Date: _____

Photo tip: photograph the unit at move-in, after move-out before any cleaning or repairs you deduct for, and again after that work is done. Some states now require these photos, and deposit rules vary by state. This checklist is general guidance, not legal advice.