

Rental Inspection Checklist (Move-In and Move-Out)

Checklist · 67 items · 12 sections

A documented walk-through at move-in is the single biggest thing a tenant can do to protect a security deposit, and the single biggest thing a landlord can do to charge legitimately for damage at move-out. This list goes room by room with the items most state landlord-tenant laws expect to see noted: structural condition, function (lights, outlets, plumbing), and pre-existing damage. Run it again at move-out side-by-side. Photo each item dated, in addition to writing.

Open the editable, AI-powered version online:

<https://genechecklist.com/checklist/rental-inspection-checklist>

BEFORE WALK-THROUGH

- Schedule walk-through with landlord or property manager before keys exchange
HIGH
- Print the form (this checklist or state-provided one) in duplicate for signatures
HIGH
- Bring a phone with full battery for photos and video
HIGH
- Bring a small flashlight, plug tester, and tape measure

ENTRY

- Front door: locks turn, deadbolt engages, no warping, weather seal intact
HIGH
- Peephole or video doorbell works
- All keys provided: door, mailbox, building, gate, storage
HIGH
- Doorbell, intercom, or buzzer system functional

LIVING ROOM

- Walls: scuffs, holes, cracks, paint condition, water stains noted
HIGH
- Ceiling: stains, sagging, condition of light fixtures
HIGH

- Floor: scratches in hardwood, stains in carpet, gaps in vinyl
HIGH
- Outlets: every outlet tested with plug tester for grounding and polarity
HIGH
- Light switches: each one flipped, fixtures turn on
HIGH
- Windows: open, close, latch, screens intact, no condensation between panes
HIGH
- Blinds, curtains, or shades present and operating
- Smoke detector tested, battery date noted
HIGH
- HVAC vents clean, no missing covers

KITCHEN

- Walls and ceiling condition
HIGH
- Refrigerator runs, freezer freezes, no odor, gaskets seal, ice maker (if present) works
HIGH
- Stove: each burner ignites, oven heats, broiler works, vent hood fan and light
HIGH
- Dishwasher runs full cycle without leak
HIGH
- Microwave runs
- Garbage disposal runs without grinding sound
- Sink: hot and cold water, no drips, drain flows
HIGH
- Cabinets and drawers: open, close, hinges intact, count of shelves
- Countertops: scratches, burns, chips noted
HIGH
- Backsplash and grout intact
- GFCI outlet tested with the button
HIGH
- Pantry shelves and door condition

BATHROOM

- Walls, ceiling, and floor condition (mold, mildew, soft spots)
HIGH

HIGH

- Toilet flushes, no rocking, no leak at base or tank, seat secure
HIGH
- Sink: faucet flows, drain clears, P-trap not leaking
HIGH
- Shower or tub: water pressure, hot/cold, drain clears, diverter works
HIGH
- Tub or shower surround caulking intact, no missing grout
HIGH
- Exhaust fan runs
HIGH
- GFCI outlet near sink works
HIGH
- Towel bars, toilet paper holder, medicine cabinet condition

BEDROOMS

- Walls, ceiling, floor condition
HIGH
- Closet: doors slide/open, rod and shelf intact, light works
- Carpet stains, pet damage, or burns photographed
HIGH
- Outlets and switches tested
HIGH
- Windows open, lock, screens intact
HIGH
- Smoke detector in or near each bedroom (most state codes)
HIGH
- Carbon monoxide detector present per state code (CA, NY, MA, others)
HIGH

LAUNDRY

- Washer hookups: hoses, drain pan, level floor
- Washer and dryer (if provided) run a full cycle
- Dryer vent unobstructed and exiting outside

HVAC

- Furnace, AC, or heat pump tested at thermostat: heat and cool
HIGH

- Filter clean or recently replaced; size noted for restocking
- Water heater: tank size, age, no leaks at base
- Breaker panel labeled, no double-tapping or rust

SECURITY

- Front and back door locks rekeyed or new (request in writing)
HIGH
- Garage door opens, closes, remote provided
- Alarm system code reset, contact info passed to monitoring company

EXTERIOR

- Walkways, steps, and railings safe
HIGH
- Lawn, plants, fence condition
- Hose bibs, sprinkler system tested
- Garbage, recycling, mailbox keys provided

DOCUMENTATION

- Photograph each item flagged with date stamp on
HIGH
- Take a wide-angle video of every room and the exterior
HIGH
- Both parties sign and date the form
HIGH
- Tenant keeps a copy and emails one to landlord with photos within 7 days
HIGH
- Read the security deposit clause in the lease (state caps in CA, MA, NY, NJ, etc.)
HIGH
- Confirm landlord must return deposit within state-deadline (14 to 60 days post-vacate)
HIGH

AT MOVE-OUT

- Repeat the inspection on move-out day, with the same form and photos for comparison
HIGH
- Clean per the lease (some states require professional cleaning receipts)
HIGH

Provide forwarding address to landlord in writing

HIGH