

MOVE-IN /MOVE-OUT INSPECTION FORM

The "Uniform Residential Landlord and Tenant Act" contains certain requirements which a landlord must meet in order to retain any portion of a Tenant's deposit. First, a Landlord must notify Tenants of the bank account number in which the deposit is kept. Second, a Landlord must provide Tenants with a listing of any damage to the property when asking a Tenant to pay a deposit and an updated listing when the Tenant moves out. The following form can be used for both purposes.

PROPERTY _____

BEDROOM #1	Move in Dirty or Damage?		Move out Dirty or Damage?		Comments
Walls	Yes	No	Yes	No	
Ceiling	Yes	No	Yes	No	
Carpet	Yes	No	Yes	No	
Light Fixtures	Yes	No	Yes	No	
Windows	Yes	No	Yes	No	
Screens	Yes	No	Yes	No	
Other	Yes	No	Yes	No	

BEDROOM #2	Move in Dirty or Damage?		Move out Dirty or Damage?		Comments
Walls	Yes	No	Yes	No	
Ceiling	Yes	No	Yes	No	
Carpet	Yes	No	Yes	No	
Light Fixtures	Yes	No	Yes	No	
Windows	Yes	No	Yes	No	
Screens	Yes	No	Yes	No	
Other	Yes	No	Yes	No	

BEDROOM #3	Move in Dirty or Damage?		Move out Dirty or Damage?		Comments
Walls	Yes	No	Yes	No	
Ceiling	Yes	No	Yes	No	
Carpet	Yes	No	Yes	No	
Light Fixtures	Yes	No	Yes	No	
Windows	Yes	No	Yes	No	
Screens	Yes	No	Yes	No	
Other	Yes	No	Yes	No	

BEDROOM #4	Move in Dirty or Damage?		Move out Dirty or Damage?		Comments
Walls	Yes	No	Yes	No	
Ceiling	Yes	No	Yes	No	
Carpet	Yes	No	Yes	No	
Light Fixtures	Yes	No	Yes	No	
Windows	Yes	No	Yes	No	
Screens	Yes	No	Yes	No	
Other	Yes	No	Yes	No	

BATHROOM #1	Move in Dirty or Damage?		Move out Dirty or Damage?		Comments
Sink	Yes	No	Yes	No	
Countertop	Yes	No	Yes	No	
Tub	Yes	No	Yes	No	
Shower	Yes	No	Yes	No	
Toilet	Yes	No	Yes	No	
Cabinets	Yes	No	Yes	No	
Mirror	Yes	No	Yes	No	
Floor	Yes	No	Yes	No	
Walls	Yes	No	Yes	No	
Ceiling	Yes	No	Yes	No	
Other	Yes	No	Yes	No	

BATHROOM #2	Move in Dirty or Damage?		Move out Dirty or Damage?		Comments
Sink	Yes	No	Yes	No	
Countertop	Yes	No	Yes	No	
Tub	Yes	No	Yes	No	
Shower	Yes	No	Yes	No	
Toilet	Yes	No	Yes	No	
Cabinets	Yes	No	Yes	No	
Mirror	Yes	No	Yes	No	
Floor	Yes	No	Yes	No	
Walls	Yes	No	Yes	No	
Ceiling	Yes	No	Yes	No	
Other	Yes	No	Yes	No	

LIVING ROOM	Move in Dirty or Damage?		Move out Dirty or Damage?		Comments
Walls	Yes	No	Yes	No	
Ceiling	Yes	No	Yes	No	
Carpet	Yes	No	Yes	No	
Light Fixtures	Yes	No	Yes	No	
Windows	Yes	No	Yes	No	
Screens	Yes	No	Yes	No	
Other	Yes	No	Yes	No	

GARAGE	Move in Dirty or Damage?		Move out Dirty or Damage?		Comments
Walls	Yes	No	Yes	No	
Ceiling	Yes	No	Yes	No	
Floor	Yes	No	Yes	No	
Garage door	Yes	No	Yes	No	

KITCHEN	Move in Dirty or Damage?		Move out Dirty or Damage?		Comments
Stove / Oven	Yes	No	Yes	No	
Refrigerator / Freezer	Yes	No	Yes	No	
Dishwasher	Yes	No	Yes	No	
Garbage Disposal	Yes	No	Yes	No	
Sink	Yes	No	Yes	No	
Counter top	Yes	No	Yes	No	
Light Fixtures	Yes	No	Yes	No	
Walls	Yes	No	Yes	No	
Ceiling	Yes	No	Yes	No	
Floor	Yes	No	Yes	No	
Windows	Yes	No	Yes	No	
Screens	Yes	No	Yes	No	
Other	Yes	No	Yes	No	

MISCELLANEOUS	Move in Dirty or Damage?		Move out Dirty or Damage?		Comments
Front Door	Yes	No	Yes	No	
Back Door	Yes	No	Yes	No	
Thermostat	Yes	No	Yes	No	
Heating / Air	Yes	No	Yes	No	
Outside	Yes	No	Yes	No	
Yard	Yes	No	Yes	No	
	Yes	No	Yes	No	

The above conditions circled "Yes" in the "Move in, Dirty / Damage" column to the left were in existence on the date that the Tenant moved in and were not caused by the Tenant. When the Tenant moves out, the Landlord may inspect the premises with the Tenant and any additional damages which were caused by the Tenant shall be deducted from the deposit.

Per Section 8 of lease agreement, in the event there are flooring / carpet damages, Tenant shall send Landlord pictures demonstrating such damages.

General comments _____

MOVE IN

Tenant

Date

Landlord

Date

Tenant

Date

MOVE OUT

Tenant

Date

Landlord

Date

Tenant

Date