

# MOVE-IN / MOVE-OUT CONDITION CHECKLIST



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1. **THIS CHECKLIST** is hereby made a part of the Residential Lease Agreement dated \_\_\_\_\_ by and between
2. **Landlord:** AZ Residential Management
3. **Tenant:** \_\_\_\_\_
4. **Premises Address:** \_\_\_\_\_
5. **Move-in Date** \_\_\_\_\_ **Move-out Date** \_\_\_\_\_
6. **Inspection Date** \_\_\_\_\_ **Inspection Date** \_\_\_\_\_

- 7.
8. Complete the move-in section of this form and return it to your Landlord within five (5) days or  \_\_\_\_\_ days after occupancy.
9. All items are deemed to be in good condition unless noted otherwise. Test all locks, window latches, smoke detectors, and
10. equipment. **This form is not a repair request.** Submit all requests for repairs separately in accordance with your lease. You and your
11. Landlord will also use this form upon move-out. Keep a copy for your records. Note any defects in the items listed below. **If you fail to**
12. **return this form you will be held responsible for any damages, and you will be accepting the Premises in its current condition.**

## EXTERIOR ITEMS

### MOVE-IN CONDITION

### MOVE-OUT CONDITION

- |   |  |       |
|---|--|-------|
| 15. Fences & Gates                      | <input type="checkbox"/> Good <input type="checkbox"/> Other | _____ |
| 16. Lawn (Trees / Shrubs / Landscaping) | <input type="checkbox"/> Good <input type="checkbox"/> Other | _____ |
| 17. Paint                               | <input type="checkbox"/> Good <input type="checkbox"/> Other | _____ |
| 18. Front Door — Door Knob and Locks    | <input type="checkbox"/> Good <input type="checkbox"/> Other | _____ |
| 19. Back Door — Door Knob and Locks     | <input type="checkbox"/> Good <input type="checkbox"/> Other | _____ |
| 20. Fountain                            | <input type="checkbox"/> Good <input type="checkbox"/> Other | _____ |
| 21. Grill                               | <input type="checkbox"/> Good <input type="checkbox"/> Other | _____ |
| 22. Swimming Pool                       | <input type="checkbox"/> Good <input type="checkbox"/> Other | _____ |
| 23. Hot tub / Spa                       | <input type="checkbox"/> Good <input type="checkbox"/> Other | _____ |
| 24. Other: _____                        | <input type="checkbox"/> Good <input type="checkbox"/> Other | _____ |
25. Water Shut-Off Valve Located?  Yes  No      Breaker Panel Located?  Yes  No

26. **COMMENTS:** \_\_\_\_\_

## GARAGE / CARPORT

### MOVE-IN CONDITION

### MOVE-OUT CONDITION

- |                                 |  |       |
|---------------------------------|--|-------|
| 30. Ceilings, Walls, Baseboards | <input type="checkbox"/> Good <input type="checkbox"/> Other | _____ |
| 31. Floor / Driveway            | <input type="checkbox"/> Good <input type="checkbox"/> Other | _____ |
| 32. Auto Door Opener            | <input type="checkbox"/> Good <input type="checkbox"/> Other | _____ |
| 33. Remotes                     | <input type="checkbox"/> Good <input type="checkbox"/> Other | _____ |
| 34. Garage Door                 | <input type="checkbox"/> Good <input type="checkbox"/> Other | _____ |
| 35. Plugs & Switches            | <input type="checkbox"/> Good <input type="checkbox"/> Other | _____ |
| 36. Other: _____                | <input type="checkbox"/> Good <input type="checkbox"/> Other | _____ |

37. **COMMENTS:** \_\_\_\_\_

## ENTRY & HALL

### MOVE-IN CONDITION

### MOVE-OUT CONDITION

- |   |  |       |
|---|--|-------|
| 41. Ceiling, Walls (Paint), Baseboards, Vent Covers | <input type="checkbox"/> Good <input type="checkbox"/> Other | _____ |
| 42. Doors (Close properly / Condition)              | <input type="checkbox"/> Good <input type="checkbox"/> Other | _____ |
| 43. Flooring  | <input type="checkbox"/> Good <input type="checkbox"/> Other | _____ |
| 44. Stairwell / Handrails                           | <input type="checkbox"/> Good <input type="checkbox"/> Other | _____ |
| 45. Light Fixtures                                  | <input type="checkbox"/> Good <input type="checkbox"/> Other | _____ |
| 46. Closet Shelves & Rods                           | <input type="checkbox"/> Good <input type="checkbox"/> Other | _____ |
| 47. Other: _____                                    | <input type="checkbox"/> Good <input type="checkbox"/> Other | _____ |

48. **COMMENTS:** \_\_\_\_\_



50. **LIVING ROOM** **MOVE-IN CONDITION** **MOVE-OUT CONDITION**

51. Ceiling, Walls (Paint), Baseboards, Vent Covers  Good  Other \_\_\_\_\_

52. Fireplace  Good  Other \_\_\_\_\_

53. Doors (Close properly / Condition)  Good  Other \_\_\_\_\_

54. Flooring (Note burns, tears, stains)  Good  Other \_\_\_\_\_

55. Lights & Ceiling Fans  Good  Other \_\_\_\_\_

56. Windows & Screens  Good  Other \_\_\_\_\_

57. Window coverings  Good  Other \_\_\_\_\_

58. Plugs & Switches  Good  Other \_\_\_\_\_

59. Other: \_\_\_\_\_  Good  Other \_\_\_\_\_

60. **COMMENTS:** \_\_\_\_\_

61. \_\_\_\_\_

62. \_\_\_\_\_

63. **KITCHEN** **MOVE-IN CONDITION** **MOVE-OUT CONDITION**

64. Ceiling, Walls (Paint), Baseboards, Vent Covers  Good  Other \_\_\_\_\_

65. Flooring  Good  Other \_\_\_\_\_

66. Lights  Good  Other \_\_\_\_\_

67. Plugs & Switches  Good  Other \_\_\_\_\_

68. Cabinets (Close properly / Condition)  Good  Other \_\_\_\_\_

69. Drawers (Close properly / Condition)  Good  Other \_\_\_\_\_

70. Countertops  Good  Other \_\_\_\_\_

71. Sink & Faucet  Good  Other \_\_\_\_\_

72. Disposal  Good  Other \_\_\_\_\_

73. Dishwasher  Good  Other \_\_\_\_\_

74. Microwave  Good  Other \_\_\_\_\_

75. Refrigerator  Good  Other \_\_\_\_\_

76. Stove  Good  Other \_\_\_\_\_

77. Fan, filter & hood  Good  Other \_\_\_\_\_

78. Other: \_\_\_\_\_  Good  Other \_\_\_\_\_

79. **COMMENTS:** \_\_\_\_\_

80. \_\_\_\_\_

81. \_\_\_\_\_

82. **DINING ROOM** **MOVE-IN CONDITION** **MOVE-OUT CONDITION**

83. Ceiling, Walls (Paint), Baseboards, Vent Covers  Good  Other \_\_\_\_\_

84. Flooring  Good  Other \_\_\_\_\_

85. Lights & Ceiling Fans  Good  Other \_\_\_\_\_

86. Windows & Screens  Good  Other \_\_\_\_\_

87. Window coverings  Good  Other \_\_\_\_\_

88. Plugs & Switches  Good  Other \_\_\_\_\_

89. Other: \_\_\_\_\_  Good  Other \_\_\_\_\_

90. **COMMENTS:** \_\_\_\_\_

91. \_\_\_\_\_

92. \_\_\_\_\_

93. **MASTER BEDROOM** **MOVE-IN CONDITION** **MOVE-OUT CONDITION**

94. Ceiling, Walls (Paint), Baseboards, Vent Covers  Good  Other \_\_\_\_\_

95. Doors (Close properly / Condition)  Good  Other \_\_\_\_\_

96. Flooring (Note burns, tears, stains)  Good  Other \_\_\_\_\_

97. Lights & Ceiling Fans  Good  Other \_\_\_\_\_

98. Windows & Screens  Good  Other \_\_\_\_\_

99. Window coverings  Good  Other \_\_\_\_\_

100. Plugs & Switches  Good  Other \_\_\_\_\_

101. Closet Shelves & Rods  Good  Other \_\_\_\_\_

102. Other: \_\_\_\_\_  Good  Other \_\_\_\_\_

103. **COMMENTS:** \_\_\_\_\_

104. \_\_\_\_\_

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105. **BEDROOM #2** **MOVE-IN CONDITION** **MOVE-OUT CONDITION**

106. Ceiling, Walls (Paint), Baseboards, Vent Covers  Good  Other \_\_\_\_\_

107. Doors (Close properly / Condition)  Good  Other \_\_\_\_\_

108. Flooring (Note burns, tears, stains)  Good  Other \_\_\_\_\_

109. Lights & Ceiling Fans  Good  Other \_\_\_\_\_

110. Windows & Screens  Good  Other \_\_\_\_\_

111. Window coverings  Good  Other \_\_\_\_\_

112. Plugs & Switches  Good  Other \_\_\_\_\_

113. Closet Shelves & Rods  Good  Other \_\_\_\_\_

114. Other: \_\_\_\_\_  Good  Other \_\_\_\_\_

115. **COMMENTS:** \_\_\_\_\_

116. \_\_\_\_\_

118. **BEDROOM #3** **MOVE-IN CONDITION** **MOVE-OUT CONDITION**

119. Ceiling, Walls (Paint), Baseboards, Vent Covers  Good  Other \_\_\_\_\_

120. Doors (Close properly / Condition)  Good  Other \_\_\_\_\_

121. Flooring (Note burns, tears, stains)  Good  Other \_\_\_\_\_

122. Lights & Ceiling Fans  Good  Other \_\_\_\_\_

123. Windows & Screens  Good  Other \_\_\_\_\_

124. Window coverings  Good  Other \_\_\_\_\_

125. Plugs & Switches  Good  Other \_\_\_\_\_

126. Closet Shelves & Rods  Good  Other \_\_\_\_\_

127. Other: \_\_\_\_\_  Good  Other \_\_\_\_\_

128. **COMMENTS:** \_\_\_\_\_

129. \_\_\_\_\_

131. **BEDROOM #4 / DEN / LOFT** **MOVE-IN CONDITION** **MOVE-OUT CONDITION**

132. Ceiling, Walls (Paint), Baseboards, Vent Covers  Good  Other \_\_\_\_\_

133. Doors (Close properly / Condition)  Good  Other \_\_\_\_\_

134. Flooring (Note burns, tears, stains)  Good  Other \_\_\_\_\_

135. Lights & Ceiling Fans  Good  Other \_\_\_\_\_

136. Windows & Screens  Good  Other \_\_\_\_\_

137. Window coverings  Good  Other \_\_\_\_\_

138. Plugs & Switches  Good  Other \_\_\_\_\_

139. Closet Shelves & Rods  Good  Other \_\_\_\_\_

140. Other: \_\_\_\_\_  Good  Other \_\_\_\_\_

141. **COMMENTS:** \_\_\_\_\_

142. \_\_\_\_\_

144. **BATHROOM (MASTER)** **MOVE-IN CONDITION** **MOVE-OUT CONDITION**

145. Ceiling, Walls (Paint), Baseboards, Vent Covers  Good  Other \_\_\_\_\_

146. Doors (Close properly / Condition)  Good  Other \_\_\_\_\_

147. Flooring  Good  Other \_\_\_\_\_

148. Light Fixtures  Good  Other \_\_\_\_\_

149. Plugs & Switches  Good  Other \_\_\_\_\_

150. Cabinets (Close properly / Condition)  Good  Other \_\_\_\_\_

151. Countertops  Good  Other \_\_\_\_\_

152. Sinks & Faucets  Good  Other \_\_\_\_\_

153. Soap dishes, towel bars, shower rod,  Good  Other \_\_\_\_\_

154. paper holders secure

155. Mirrors  Good  Other \_\_\_\_\_

156. Medicine Cabinet  Good  Other \_\_\_\_\_

157. Tub / Shower & Faucets  Good  Other \_\_\_\_\_

158. Toilet  Good  Other \_\_\_\_\_

159. Plumbing working properly  Good  Other \_\_\_\_\_

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- 160. Linen Closet  Good  Other \_\_\_\_\_
- 161. Fan  Good  Other \_\_\_\_\_
- 162. Other: \_\_\_\_\_  Good  Other \_\_\_\_\_

163. **COMMENTS:** \_\_\_\_\_

164. \_\_\_\_\_

165. \_\_\_\_\_

**BATHROOM #2**

**MOVE-IN CONDITION**

**MOVE-OUT CONDITION**

- 167. Ceiling, Walls (Paint), Baseboards, Vent Covers  Good  Other \_\_\_\_\_
- 168. Doors (Close properly / Condition)  Good  Other \_\_\_\_\_
- 169. Flooring  Good  Other \_\_\_\_\_
- 170. Light Fixtures  Good  Other \_\_\_\_\_
- 171. Plugs & Switches  Good  Other \_\_\_\_\_
- 172. Cabinets (Close properly / Condition)  Good  Other \_\_\_\_\_
- 173. Countertops  Good  Other \_\_\_\_\_
- 174. Sinks & Faucets  Good  Other \_\_\_\_\_
- 175. Soap dishes, towel bars, shower rod  Good  Other \_\_\_\_\_
- 176. Tub / Shower & Faucets  Good  Other \_\_\_\_\_
- 177. Toilet  Good  Other \_\_\_\_\_
- 178. Plumbing working properly  Good  Other \_\_\_\_\_
- 179. Fan  Good  Other \_\_\_\_\_
- 180. Other: \_\_\_\_\_  Good  Other \_\_\_\_\_

181. **COMMENTS:** \_\_\_\_\_

182. \_\_\_\_\_

183. \_\_\_\_\_

**BATHROOM #3**

**MOVE-IN CONDITION**

**MOVE-OUT CONDITION**

- 185. Ceiling, Walls (Paint), Baseboards, Vent Covers  Good  Other \_\_\_\_\_
- 186. Doors (Close properly / Condition)  Good  Other \_\_\_\_\_
- 187. Flooring  Good  Other \_\_\_\_\_
- 188. Light Fixtures  Good  Other \_\_\_\_\_
- 189. Plugs & Switches  Good  Other \_\_\_\_\_
- 190. Cabinets (Close properly / Condition)  Good  Other \_\_\_\_\_
- 191. Countertops  Good  Other \_\_\_\_\_
- 192. Sinks & Faucets  Good  Other \_\_\_\_\_
- 193. Soap dishes, towel bars, shower rod  Good  Other \_\_\_\_\_
- 194. Tub / Shower & Faucets  Good  Other \_\_\_\_\_
- 195. Toilet  Good  Other \_\_\_\_\_
- 196. Plumbing working properly  Good  Other \_\_\_\_\_
- 197. Fan  Good  Other \_\_\_\_\_
- 198. Other: \_\_\_\_\_  Good  Other \_\_\_\_\_

199. **COMMENTS:** \_\_\_\_\_

200. \_\_\_\_\_

201. \_\_\_\_\_

**UTILITY / LAUNDRY ROOM**

**MOVE-IN CONDITION**

**MOVE-OUT CONDITION**

- 203. Fan  Good  Other \_\_\_\_\_
- 204. Cabinets (Close properly / Condition)  Good  Other \_\_\_\_\_
- 205. Sink  Good  Other \_\_\_\_\_
- 206. Washer  Good  Other \_\_\_\_\_
- 207. Dryer  Good  Other \_\_\_\_\_
- 208. Washer / Dryer Hookups  Good  Other \_\_\_\_\_
- 209. Dryer Vent  Good  Other \_\_\_\_\_
- 210. Flooring (Note burns, tears, stains)  Good  Other \_\_\_\_\_
- 211. Doors (Close properly / Condition)  Good  Other \_\_\_\_\_
- 212. Switches  Good  Other \_\_\_\_\_
- 213. Other: \_\_\_\_\_  Good  Other \_\_\_\_\_

214. **COMMENTS:** \_\_\_\_\_

215. \_\_\_\_\_



216. **ADDITIONAL ROOM**

217. Room Name: \_\_\_\_\_

	<b>MOVE-IN CONDITION</b>	<b>MOVE-OUT CONDITION</b>
219. _____	<input type="checkbox"/> Good <input type="checkbox"/> Other	_____
220. _____	<input type="checkbox"/> Good <input type="checkbox"/> Other	_____
221. _____	<input type="checkbox"/> Good <input type="checkbox"/> Other	_____
222. _____	<input type="checkbox"/> Good <input type="checkbox"/> Other	_____
223. _____	<input type="checkbox"/> Good <input type="checkbox"/> Other	_____
224. _____	<input type="checkbox"/> Good <input type="checkbox"/> Other	_____
225. _____	<input type="checkbox"/> Good <input type="checkbox"/> Other	_____
226. _____	<input type="checkbox"/> Good <input type="checkbox"/> Other	_____
227. _____	<input type="checkbox"/> Good <input type="checkbox"/> Other	_____
228. _____		

229. **OTHER**

	<b>MOVE-IN CONDITION</b>	<b>MOVE-OUT CONDITION</b>
230. Heating	<input type="checkbox"/> Good <input type="checkbox"/> Other	_____
231. A/C	<input type="checkbox"/> Good <input type="checkbox"/> Other	_____
232. Swamp Cooler	<input type="checkbox"/> Good <input type="checkbox"/> Other	_____
233. Filters size: _____	<input type="checkbox"/> Good <input type="checkbox"/> Other	_____
234. Fire Sprinklers	<input type="checkbox"/> Yes <input type="checkbox"/> No	_____
235. Security Alarm	<input type="checkbox"/> Yes <input type="checkbox"/> No	_____
236. Smoke Detector(s)	<input type="checkbox"/> Yes <input type="checkbox"/> No	_____
237. Carbon Monoxide Detector	<input type="checkbox"/> Yes <input type="checkbox"/> No	_____
238. Trash Removed	<input type="checkbox"/> Yes <input type="checkbox"/> No	_____
239. _____	<input type="checkbox"/> Good <input type="checkbox"/> Other	_____
240. _____	<input type="checkbox"/> Good <input type="checkbox"/> Other	_____

241. **COMMENTS:** \_\_\_\_\_  
242. \_\_\_\_\_  
243. \_\_\_\_\_

244. **FIXTURE / PERSONAL PROPERTY INVENTORY**

245. The following fixtures / personal property are also included in the Residence (check all that apply):

	<b>QUANTITY</b>	<b>BRAND</b>	<b>COLOR</b>	<b>SERIAL #</b>	<b>CONDITION</b>
247. <input type="checkbox"/> Refrigerator	_____	_____	_____	_____	_____
248. <input type="checkbox"/> Stove	_____	_____	_____	_____	_____
249. <input type="checkbox"/> Dishwasher	_____	_____	_____	_____	_____
250. <input type="checkbox"/> Washer	_____	_____	_____	_____	_____
251. <input type="checkbox"/> Dryer	_____	_____	_____	_____	_____
252. <input type="checkbox"/> _____	_____	_____	_____	_____	_____
253. <input type="checkbox"/> _____	_____	_____	_____	_____	_____
254. <input type="checkbox"/> _____	_____	_____	_____	_____	_____
255. <input type="checkbox"/> _____	_____	_____	_____	_____	_____

256. **COMMENTS:** \_\_\_\_\_  
257. \_\_\_\_\_  
258. \_\_\_\_\_  
259. \_\_\_\_\_  
260. \_\_\_\_\_  
261. \_\_\_\_\_

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**Move-In / Move-Out Condition Checklist >>**

262. Landlord and Tenant acknowledge that video and/or photos (digital or otherwise) may have been taken of the Premises condition and are  
263. in Landlord's possession. Tenant may take video and/or photos at Tenant's own expense.  
264. **TENANT AGREES** that the above information is an accurate account of the condition and contents of the Premises and acknowledges  
265. receiving a copy hereof. Tenant understands that unless otherwise noted, all discrepancies will be Tenant's responsibility and will be  
266. deducted from the security deposit at time of move out.

267.  
268. **\*\*\* PLEASE MAKE A COPY FOR YOUR RECORDS \*\*\***  
269.  
270.

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271. **MOVE-IN**

272.  
273.  
274. Completed on this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ .  
275.

276.  
277. \_\_\_\_\_  
278. ^ NAME (PLEASE PRINT) ^ SIGNATURE DATE

279. \_\_\_\_\_  
280. \_\_\_\_\_  
281. ^ NAME (PLEASE PRINT) ^ SIGNATURE DATE  
282.

283. This checklist must be signed and dated by the Landlord or Property Manager to be deemed received.

284.  
285. \_\_\_\_\_  
286. ^ LANDLORD/PROPERTY MANAGER DATE  
287.

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288. **MOVE-OUT**

289.  
290.  
291. Completed on this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ .  
292.

293.  
294. \_\_\_\_\_  
295. ^ NAME (PLEASE PRINT) ^ SIGNATURE DATE

296.  
297. \_\_\_\_\_  
298. ^ NAME (PLEASE PRINT) ^ SIGNATURE DATE  
299.

300. This checklist must be signed and dated by the Landlord or Property Manager to be deemed received.

301.  
302. \_\_\_\_\_  
303. ^ LANDLORD/PROPERTY MANAGER DATE  
304.  
305.

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306.  
307.  
308.  
309.  
310.  
311.  
312. **For Broker Use Only:**

313. Brokerage File/Log No. \_\_\_\_\_ Manager's Initials \_\_\_\_\_ Broker's Initials \_\_\_\_\_ Date \_\_\_\_\_  
314. MO/DA/YR

