### **Condition of Rental Property Checklist**

| **Section** | **Checklist Item** | **Details** | **Check** |
| --- | --- | --- | --- |
| General Information | Property Address | Document the full address of the rental property for official records. |  |
|  | Move-In Date | Record the date of the tenant’s move-in for reference. |  |
|  | Move-Out Date | Record the date of the tenant’s move-out for reference. |  |
| Room-by-Room Condition | Living Room Condition | Note visible damages, normal wear, or issues like stains, scratches, or broken fixtures. |  |
|  | Dining Room Condition | Inspect for cleanliness, damages, and the working state of lighting fixtures or other details specific to the room. |  |
|  | Bedrooms | Check for wall damage, carpet condition, electrical outlets, and window fixtures. |  |
|  | Kitchen/Appliances | Inspect condition of countertops, cabinets, and appliances like the stove, refrigerator, and dishwasher. |  |
|  | Bathrooms | Check for water leaks, grout condition, mirrors, and the functionality of plumbing fixtures like sinks, showers, and toilets. |  |
|  | Hallways and Entryways | Inspect for scuffed walls, lighting fixtures, and flooring condition. |  |
|  | Carbon Monoxide Detectors | Ensure detectors are present and functioning properly. |  |
|  | Smoke Detectors | Verify they are properly installed and functioning. |  |
| Exterior Spaces | Landscaping | Note the condition of lawns, driveways, and walkways. |  |
|  | Exterior Walls and Windows | Check for damages, cracks, or broken features. |  |
|  | Pest Control | Inspect for signs of pest infestations before and during the tenancy. |  |
| Maintenance Issues | Electrical Systems | Test light switches, outlets, and breakers to ensure proper functionality. |  |
|  | Plumbing Systems | Look for leaks, water pressure issues, or blocked drains. |  |
|  | Fire Extinguishers | Verify presence and proper maintenance of fire safety equipment. |  |
|  | Necessary Repairs | List any needed repairs identified during the inspection and who is responsible for addressing them. |  |
|  | Routine Inspections | Add regularly scheduled inspections to the checklist to monitor ongoing maintenance. |  |
| Visual Evidence | Photos and Videos | Take pictures or videos of all areas to provide visual evidence of the condition at move-in and move-out. |  |
|  | Clear Evidence | Record specific damages with close-up photos to avoid disputes regarding the security deposit. |  |
| Lease Agreement Compliance | Damage vs. Normal Wear and Tear | Document any pre-existing wear and compare it with the lease agreement definitions. |  |
|  | Security Deposit Protections | Clarify deductions for repairs versus wear and tear based on documented evidence. |  |
|  | Legal Requirements | Ensure compliance with local laws, including lease terms, safety equipment, and other mandates. |  |
| Tenant Walkthrough | Rental Walk | Conduct a walkthrough with the tenant at move-in and move-out for transparency. |  |
|  | Signed Checklist | Require signatures from both landlord and tenant to confirm agreement on documented conditions. |  |
|  | Step-by-Step Guide | Provide clear instructions to tenants on preparing for inspections, handling personal items, and addressing disagreements. |  |