



## Move-In Inspection Form

**Property Location:** \_\_\_\_\_

**Inspection Date:** \_\_\_\_\_

This move-in inspection form should be completed within THREE (3) days of the lease start date. Allowing the three days to pass without turning in this move-in inspection constitutes acceptance of the property by the tenant in perfect condition. Any item on the report marked other than Good must include a description and an accompanying photo or else it will be considered Good.

You may submit this completed form and all accompanying photos by emailing [mii@group15realestate.com](mailto:mii@group15realestate.com). By doing so, you have also created a time-stamp receipt for yourself. Otherwise, you may mail it to Group 15 Real Estate, PO Box 5422, Charlotte, NC 28299, postmarked within the allotted three day window.

Tenant understands that the sole purpose of the move-in inspection is to report and record the condition of the property in order to protect the tenant's security deposit when legally vacating the property in the future. It is NOT an opportunity to create a list of maintenance requests, as the tenant has agreed to accept the property in as-is condition when signing the lease. Any and all maintenance requests must be made separately from the move-in inspection according to required maintenance request processes.

Exterior	Existing Condition			Description
	Good	Fair	Poor	
Walls				
Roof/Fascia Board				
Exterior Lighting				
Windows/Screens				
Shutters				
Gutters				
Driveway				
Mailbox				
Front Porch				
Back Patio/Deck				
Exterior Paint				
Exterior Doors/Key Operation				
Yard				
Fence				

Tenant Initial(s) \_\_\_\_\_



Entry/Foyer	Good	Fair	Poor	Description
Floor				
Walls/Trim/Ceiling				
Wall Plates				
Lights/Ceiling Fan				
Windows/Screens				
Window Latches				
<b>Living Room</b>				
Floor				
Walls/Trim/Ceiling				
Wall Plates				
Lights/Ceiling Fans				
Windows/Screens				
Window Latches				
Drapes/Blinds/ Shutters				
<b>Dining Room</b>				
Floor				
Walls/Trim/Ceiling				
Wall Plates				
Lights/Ceiling Fans				
Windows/Screens				
Window Latches				
Drapes/Blinds/ Shutters				

Tenant Initial(s) \_\_\_\_\_



<b>Kitchen/Breakfast</b>				
Floor				
Walls/Trim/Ceiling				
Wall Plates				
Lights/Ceiling Fans				
Windows/Screens				
Window Latches				
Drapes/Blinds/ Shutters				
Drawers/Doors/Handles				
Counter Tops				
Range/Cook Top				
Oven – Racks/Knobs				
Oven – Light Cover/Bulb				
Vent Hood - Light				
Microwave				
Dishwasher				
Refrigerator				
Garbage Disposal				
Appliances Clean				
Pantry/Shelves				
Drains Not Slow or Clogged				
<b>Den/Family Room</b>				
Floor				
Walls/Trim/Ceiling				
Wall Plates				
Lights/Ceiling Fans				
Windows/Screens				
Window Latches				
Drapes/Blinds/ Shutters				

Tenant Initial(s) \_\_\_\_\_



<b>Laundry/Utility Room</b>				
Floor				
Walls/Trim/Ceiling				
Wall Plates				
Lights/Ceiling Fans				
Windows/Screens				
Window Latches				
Drapes/Blinds/ Shutters				
Washer/Dryer				
Cabinets/Shelves				
Doors				
Drains Not Slow or Clogged				
<b>Office</b>				
Floor				
Walls/Trim/Ceiling				
Wall Plates				
Lights/Ceiling Fans				
Windows/Screens				
Window Latches				
Drapes/Blinds/ Shutters				
<b>Bathroom #1</b>				
Floor				
Walls/Trim/Ceiling				
Wall Plates				
Lights/Ceiling Fans				
Windows/Screens				
Window Latches				

Tenant Initial(s) \_\_\_\_\_



Closet Shelves/ Rods				
Cabinets/Handles				
Counter Tops				
Toilet/Lid/Seat/Paper Holder				
Towel Fixtures				
Doors/ Door Stops				
Drains Not Slow or Clogged				
<b>Hallway/Stairway</b>				
Floor				
Walls/Trim/Ceiling				
Wall Plates				
Lights/Ceiling Fans				
Windows/Screens				
Window Latches				
Railings				
Smoke/CO Detector (1 per floor)				
<b>Bedroom #1</b>				
Floor				
Walls/Trim/Ceiling				
Wall Plates				
Lights/Ceiling Fans				
Windows/Screens				
Window Latches				
Drapes/Blinds/ Shutters				
Doors/Door Stops				
Smoke/CO Detector (1 with 5 ft)				

Tenant Initial(s) \_\_\_\_\_



<b>Bathroom #2</b>				
Floor				
Walls/Trim/Ceiling				
Wall Plates				
Lights/Ceiling Fans				
Windows/Screens				
Window Latches				
Closet Shelves/ Rods				
Cabinets/Handles				
Counter Tops				
Toilet/Lid/Seat/Paper Holder				
Towel Fixtures				
Doors/ Door Stops				
Drains Not Slow or Clogged				
<b>Bathroom #3+</b>				
Floor				
Walls/Trim/Ceiling				
Wall Plates				
Lights/Ceiling Fans				
Windows/Screens				
Window Latches				
Closet Shelves/ Rods				
Cabinets/Handles				
Counter Tops				
Toilet/Lid/Seat/Paper Holder				
Towel Fixtures				
Doors/ Door Stops				
Drains Not Slow or Clogged				

Tenant Initial(s) \_\_\_\_\_



<b>Bedroom #2</b>				
Floor				
Walls/Trim/Ceiling				
Wall Plates				
Lights/Ceiling Fans				
Windows/Screens				
Window Latches				
Drapes/Blinds/ Shutters				
Doors/Door Stops				
Smoke/CO Detector (1 with 5 ft)				
<b>Bedroom #3</b>				
Floor				
Walls/Trim/Ceiling				
Wall Plates				
Lights/Ceiling Fans				
Windows/Screens				
Window Latches				
Drapes/Blinds/ Shutters				
Doors/Door Stops				
Smoke/CO Detector (1 with 5 ft)				
<b>Bedroom #4</b>				
Floor				
Walls/Trim/Ceiling				
Wall Plates				
Lights/Ceiling Fans				
Windows/Screens				
Window Latches				
Drapes/Blinds/ Shutters				
Doors/Door Stops				
Smoke/CO Detector (1 with 5 ft)				

Tenant Initial(s) \_\_\_\_\_



<b>Bedroom #5+</b>				
Floor				
Walls/Trim/Ceiling				
Wall Plates				
Lights/Ceiling Fans				
Windows/Screens				
Window Latches				
Drapes/Blinds/ Shutters				
Doors/Door Stops				
Smoke/CO Detector (1 with 5 ft)				
<b>Bonus Room</b>				
Floor				
Walls/Trim/Ceiling				
Wall Plates				
Lights/Ceiling Fans				
Windows/Screens				
Window Latches				
Drapes/Blinds/ Shutters				
Doors/Door Stops				
<b>Garage</b>				
Lights				
Wall Plates				
Windows/Screens				
Window Latches				
Doors				
Garage Door				
Garage Door Opener				

Tenant Initial(s) \_\_\_\_\_





<b>Mechanicals</b>				
Main Water Shut Off Shown				
HVAC Filters Clean				
<b>Pest Control</b>				
Evidence of Need for Treatment				

**Print Tenant Name:** \_\_\_\_\_

**Tenant Signature & Date:** \_\_\_\_\_

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Tenant Initial(s) \_\_\_\_\_

