

MOVE-IN / MOVE-OUT INSPECTION FORM

PROPERTY _____

Occupant _____ Move-In Date _____

This move-in/move-out form is for the tenants protection. When completing this form, be specific and check carefully. Among things to look for are dust, dirt, grease, stains, burns, damages and wear. Use additional paper if necessary. ARS section 33-1321 provides that a security deposit is refundable to the extent not used for unpaid rent, damage and reasonable cleaning charges. It also provides that the tenant may be present at the move-out/in inspection, upon request by the tenant. The landlord must notify the tenant when the move-out inspection will occur. THIS DOES NOT APPLY IF THE TENANT HAS BEEN EVICTED FOR A MATERIAL AND IRREPARABLE BREACH.

ITEMS	CONDITION								COMMENTS
	MOVE-IN				MOVE-OUT				
	NEW	GOOD	FAIR	POOR	NEW	GOOD	FAIR	POOR	
Living Room & Dining Room									
Doors and Locks									
Carpeting									
Floors and Baseboards									
Walls and Ceiling									
Draperies/Blinds									
Electrical Fixtures									
Electrical Switches, Outlets									
Windows, Screens									
Misc.									
Kitchen									
Floors and Baseboards									
Walls and Ceiling									
Electrical Fixtures									
Electrical Switches, Outlets									
Range, Fan, Hood									
Refrigerator									
Plumbing									
Dishwasher									
Sink & Disposer									
Cabinets, Counter Surfaces									
Windows, Screens									
Draperies/Curtains/Blinds									
Misc.									
Bedrooms									
Doors and Locks									
Carpeting									
Floors and Baseboards									
Walls and Ceiling									
Windows and Screens									
Draperies/Blinds									
Electrical Fixtures									
Electrical Switches, Outlets									
Closets, Doors, Tracks									
Misc.									
Bedrooms									
Doors and Locks									
Carpeting									
Floors and Baseboards									
Walls and Ceiling									
Windows and Screens									
Draperies/Blinds									
Electrical Fixtures									
Electrical Switches, Outlets									
Closets, Doors, Tracks									
Misc.									
Bathrooms									
Doors and Locks									
Floors and Baseboards									
Walls and Ceiling									
Windows and Screens									
Cabinets									
Shower Door									
Toilet									
Sink, Medicine Cabinet									
Plumbing Fixtures									
Electrical Fixtures, Fan									
Electrical Switches, Outlets									
Towel Racks									
Misc.									
Other Items									
Heating									
Air Conditioning									
Patio, Balcony									
Garage, Carport									
Covered Parking									
Smoke Detector									
Misc.									

Resident has inspected the property and found it to be in the condition so stated above. This inspection shall be conclusive as to the condition of the property and all items included herein. Resident understands that this Move-in inspection form will become a part of and attached to the Rental Agreement.

RESIDENT _____ DATE _____ OWNER/MANAGER _____ DATE _____

RESIDENT _____ DATE _____ OWNER/MANAGER _____ DATE _____