

Move In – Move Out Property Condition Report

Property Address	
Tenant (1)	
Tenant (2)	
Tenant (3)	
Lease Start Date Move In Date	
Key	
Missing	M
Good	G
Repair Needed	R

This report will assist in the process and return of your Security Deposit. Using the *Key*, fill in the letter that best describes the condition of your new home when you begin your lease. **Note:** It may not be necessary to “grade” each item. Return this report to your Property Manager by email, mail, or hand delivery *within 48 hours of receipt*. ALL ITEMS WILL BE DEEMED TO BE IN GOOD CONDITION UNLESS OTHERWISE NOTED.

Exterior	EXISTING CONDITION		Remarks if needs attention
	Move-In Condition	Move-Out Condition	
Foundation			
Walls			
Roof			
Windows/Screen			
Exterior Doors			
Gutters			
Shutters			
Mailbox			
Porch			
Deck			
Interior Storage			
Electric Fixtures			
Other Fitures			
Fireplace			
GROUNDS			
Lawn			
Shrubs/Trees			
Walks			
Driveway			
Fence			

Exterior Storage			
Other Fixtures			
LIVING ROOM			
Floor			
Walls			
Ceiling			
Electric Fixtures			
Windows			
Doors/Locks			
Closets			
Other fixtures			
KITCHEN			
Floors			
Walls			
Ceiling			
Electric Fixtures			
Windows			
Doors/Locks			
Cabinets			
Sink			
Other Fixtures			
Closets			
APPLIANCES			
Stove/Range			
Refridgerator			
Dishwasher			
Microwave/hood			
Range Hood			
BEDROOM 1			
Floor			
Walls			
Ceiling			
Electric Fixtures			
Windows			

Doors			
Closets			
Other Fixtures			
BEDROOM 2			
Floor			
Walls			
Ceiling			
Electric Fixtures			
Windows			
Doors			
Closets			
Other Fixtures			
BEDROOM 3			
Floor			
Walls			
Ceiling			
Electric Fixtures			
Windows			
Doors			
Closets			
Other Fixtures			
BATHROOM 1			
Floor			
Walls			
Ceiling			
Electric Fixtures			
Windows			
Doors			
Closets			
Electric Fixtures			
Sink			
Shower/Bath			
Toilet			
BATHROOM 2			
Floor			
Walls			
Ceiling			

The Edwards Companies **Date**

Tenant **Date**