

Move-In Inventory & Inspection Checklist

Protect Yourself From Unfair Damage Claims

Moving into a new rental property is exciting, but it's also important to document the condition of the property before you settle in. Taking the time to complete a thorough inventory and inspection can help protect your deposit and prevent disputes when you move out.

Use this checklist on the day you move in and keep a copy for your records.

Property Information

Property Address: _____

Move-In Date: _____

Landlord / Letting Agent: _____

Tenant Name(s): _____

Meter Readings

Record all meter readings and take clear photos for evidence.

Electricity Meter

Reading: _____

Gas Meter

Reading: _____

Water Meter

Reading: _____

Photos Taken: Yes No

Exterior Inspection

Check the outside of the property and note any existing issues.

- Front door condition
- Back door condition
- Windows and frames
- Fencing or gates
- Garden or outdoor areas
- Exterior lighting

Notes:

Living Room

Check for existing damage, marks, or faults.

- Walls and paintwork
- Ceilings
- Flooring or carpets
- Windows and blinds
- Light fittings
- Electrical sockets
- Furniture (if furnished)

Notes:

Kitchen

- Worktops and surfaces
- Cupboards and drawers
- Oven and hob
- Extractor fan
- Sink and taps
- Refrigerator
- Freezer
- Dishwasher
- Washing machine
- Flooring

Notes:

Bedrooms

For each bedroom, inspect:

- Walls and paintwork
- Flooring or carpets
- Windows and locks
- Wardrobes and storage
- Light fittings
- Electrical outlets
- Furniture (if included)

Notes:

Bathroom

- Toilet condition
- Sink and taps
- Shower
- Bath
- Tiles and grout
- Ventilation fan
- Water pressure
- Signs of leaks or mould

Notes:

Existing Damage & Scuffs

Document every issue, no matter how small.

- Scratches on walls
- Marks on paintwork
- Carpet stains
- Damaged flooring
- Cracked tiles
- Broken fixtures

Loose handles

Damaged furniture

Details:

Appliance Faults

Record any faults immediately and report them to your landlord or agent.

Refrigerator issues

Washing machine faults

Dishwasher faults

Oven or hob problems

Heating issues

Water pressure issues

Smoke alarm issues

Details:

Safety Checks

Smoke alarms tested

Carbon monoxide alarm tested

Door locks working correctly

Window locks working correctly

Emergency exits accessible

Notes:

Photo Evidence Checklist

Take clear, timestamped photos of:

- Every room
- Floors and carpets
- Walls and ceilings
- Existing damage
- Appliances
- Meter readings
- Furniture (if provided)

Store all photos securely for future reference.

Tenant Sign-Off

I confirm that the above inspection was completed on the move-in date and accurately reflects the condition of the property.

Tenant Signature: _____

Date: _____

Important Reminder

Complete this checklist within the first 24 hours of moving in and send a copy to your landlord or letting agent. Keeping detailed records can help protect your deposit and make it easier to resolve any future disputes.