

Property Condition Report Checklist

Universal Template — UK, USA, Canada, Australia & UAE | Move-In & Move-Out Inspection

Inspection Details

Property Address

Inspection Type

Inspection Date

Inspector Name

Tenant Name(s)

Landlord / Agent Name

1. Exterior

Item	Good	Fair	Poor	N/A	Notes
Front door — condition, locks, and handles	■	■	■	■	
Windows — frames, seals, and glass	■	■	■	■	
External walls and paintwork	■	■	■	■	
Roof and guttering (visible)	■	■	■	■	
Driveway and pathways	■	■	■	■	
Garden / outdoor space	■	■	■	■	
Fencing and gates	■	■	■	■	
Outdoor lighting	■	■	■	■	
Bins and waste area	■	■	■	■	

Exterior Notes

2. Entrance & Hallway

Item	Good	Fair	Poor	N/A	Notes
Front door — interior condition	■	■	■	■	
Walls — marks, scuffs, paint condition	■	■	■	■	
Ceiling — cracks, stains, light fittings	■	■	■	■	
Flooring — condition and cleanliness	■	■	■	■	
Skirting boards	■	■	■	■	

Light switches and power outlets	■	■	■	■	
Coat hooks or storage (if present)	■	■	■	■	
Staircase — banisters, steps, condition	■	■	■	■	
Hallway Notes					

3. Living Room

Item	Good	Fair	Poor	N/A	Notes
Walls — marks, scuffs, paint condition	■	■	■	■	
Ceiling — cracks, stains, light fittings	■	■	■	■	
Flooring — carpet, hardwood, or tiles	■	■	■	■	
Windows — frames, blinds, or curtains	■	■	■	■	
Doors — condition, handles, and locks	■	■	■	■	
Skirting boards and architraves	■	■	■	■	
Light switches and power outlets	■	■	■	■	
Fireplace (if present)	■	■	■	■	
Built-in storage (if present)	■	■	■	■	
Heating unit or radiator	■	■	■	■	
Living Room Notes					

4. Kitchen

Item	Good	Fair	Poor	N/A	Notes
Walls — tiles, paintwork, and splashback	■	■	■	■	
Ceiling — condition and extractor fan	■	■	■	■	
Flooring — condition and cleanliness	■	■	■	■	
Cabinets — doors, hinges, and interior	■	■	■	■	
Countertops — condition and cleanliness	■	■	■	■	
Sink and taps — condition and drainage	■	■	■	■	
Oven and hob — cleanliness and function	■	■	■	■	
Refrigerator (if included)	■	■	■	■	
Dishwasher (if included)	■	■	■	■	
Washing machine (if included)	■	■	■	■	
Microwave (if included)	■	■	■	■	

Light switches and power outlets	■	■	■	■	
Windows — condition and blinds	■	■	■	■	
Waste disposal and bins	■	■	■	■	
Kitchen Notes					

5. Bathroom(s)

Item	Good	Fair	Poor	N/A	Notes
Walls — tiles, grouting, and paintwork	■	■	■	■	
Ceiling — condition and extractor fan	■	■	■	■	
Flooring — condition and cleanliness	■	■	■	■	
Bath — condition and taps	■	■	■	■	
Shower — enclosure, head, and drainage	■	■	■	■	
Toilet — condition, flush, and seat	■	■	■	■	
Sink and taps — condition and drainage	■	■	■	■	
Mirror and cabinet (if present)	■	■	■	■	
Towel rails and fittings	■	■	■	■	
Light switches and shaver points	■	■	■	■	
Windows or ventilation	■	■	■	■	
Sealant around bath and shower	■	■	■	■	

Note: If the property has more than one bathroom, photocopy this section or use a separate sheet for each.

Bathroom Notes

6. Bedroom(s)

Item	Good	Fair	Poor	N/A	Notes
Walls — marks, scuffs, paint condition	■	■	■	■	
Ceiling — cracks, stains, light fittings	■	■	■	■	
Flooring — carpet, hardwood, or tiles	■	■	■	■	
Windows — frames, blinds, or curtains	■	■	■	■	
Doors — condition, handles, and locks	■	■	■	■	
Wardrobe / built-in storage	■	■	■	■	
Skirting boards and architraves	■	■	■	■	
Light switches and power outlets	■	■	■	■	

Heating unit or radiator	■	■	■	■	
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Note: Duplicate this section for each additional bedroom.

Bedroom Notes

7. Utility / Laundry Room (if applicable)

Item	Good	Fair	Poor	N/A	Notes
Walls and ceiling condition	■	■	■	■	
Flooring condition	■	■	■	■	
Washer/dryer connections	■	■	■	■	
Storage shelving	■	■	■	■	
Light switches and power outlets	■	■	■	■	
Ventilation	■	■	■	■	
Utility Room Notes					

8. Meters, Keys & General

Gas Meter Reading	Electricity Meter Reading	Water Meter Reading (if applicable)
Number of Keys Provided	Key Types (front door, mailbox, etc.)	
Smoke Alarms — Location and Condition		
Carbon Monoxide Detectors — Location and Condition		

9. Agreement & Signatures

Both parties confirm that this report accurately reflects the condition of the property at the time of inspection. Any disagreements should be noted in writing and attached to this document within the timeframe required by local tenancy legislation. This report may be used as evidence in deposit disputes or legal proceedings.

Landlord / Agent Signature	Date
Tenant Signature	Date

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