

Move-Out Inspection Checklist

A clear walk-through at move-out is the fastest path to a full security deposit return. Use this checklist to know what we're looking at.

Before the inspection: Remove all personal items, clean every room (including inside appliances), patch nail holes from items you hung, return all keys and remotes, and forward your mail. We compare the property to the move-in inspection — not to a brand-new home — so normal wear is expected and is not charged.

THE DEPOSIT RETURN CLOCK — O.C.G.A. § 44-7-34 / S.C. CODE § 27-40-410

Both Georgia and South Carolina give the landlord 30 days from possession to mail you the security deposit refund and an itemized statement of any deductions, to the forwarding address you provide. Please make sure your forwarding address below is current — without it, the law allows alternate handling.

PROPERTY & TENANT INFORMATION

PROPERTY ADDRESS

MOVE-OUT DATE

TENANT NAME(S)

ORIGINAL MOVE-IN DATE

FORWARDING ADDRESS

NEW PHONE

INSPECTION CONDUCTED BY

LIVING ROOM

ITEM	CONDITION	NOTES / EXISTING DAMAGE
Walls (patched, clean)	<input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor	
Ceiling	<input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor	
Floor / Carpet (cleaned)	<input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor	
Windows & Sills	<input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor	
Window Coverings (intact)	<input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor	
Doors & Locks	<input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor	
Light Fixtures & Bulbs	<input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor	
Baseboards / Trim	<input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor	
Smoke Detector	<input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor	

KITCHEN

ITEM	CONDITION	NOTES / EXISTING DAMAGE
Cabinets (cleaned inside & out)	<input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor	
Countertops	<input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor	
Sink & Faucet (no buildup)	<input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor	
Refrigerator (clean, empty, defrosted)	<input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor	
Stove / Oven (deep cleaned)	<input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor	
Range Hood / Filter	<input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor	
Dishwasher (clean)	<input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor	
Microwave (clean)	<input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor	
Floor (mopped)	<input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor	
Garbage Disposal	<input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor	
Trash Removed	<input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor	

BEDROOMS

ITEM	CONDITION	NOTES / EXISTING DAMAGE
Walls (patched, clean)	<input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor	
Ceiling	<input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor	
Floor / Carpet (cleaned)	<input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor	
Closets (empty, clean)	<input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor	
Closet Doors / Tracks	<input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor	
Windows & Sills	<input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor	
Window Coverings	<input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor	
Light Fixtures & Bulbs	<input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor	
Smoke Detector	<input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor	

BATHROOMS

ITEM	CONDITION	NOTES / EXISTING DAMAGE
Toilet (clean, no buildup)	<input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor	
Sink & Vanity	<input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor	
Tub / Shower (no soap scum)	<input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor	
Tile & Grout	<input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor	
Mirror & Fixtures	<input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor	
Floor (mopped)	<input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor	
Exhaust Fan	<input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor	
Toilet Paper Holder / Towel Bars	<input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor	

HALLWAYS, STAIRS & ENTRY

ITEM	CONDITION	NOTES / EXISTING DAMAGE
Walls (patched, clean)	<input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor	
Floor / Carpet	<input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor	
Stairs & Railings	<input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor	
Light Fixtures & Bulbs	<input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor	
Smoke / CO Detectors	<input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor	

LAUNDRY AREA

ITEM	CONDITION	NOTES / EXISTING DAMAGE
Floor & Walls	<input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor	
Washer / Dryer Removed (if tenant-owned)	<input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor	
Hookups Capped	<input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor	
Lint Trap / Vent Cleared	<input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor	
Utility Sink	<input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor	

SYSTEMS & UTILITIES

ITEM	CONDITION	NOTES / EXISTING DAMAGE
HVAC Filter (replaced)	<input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor	
Thermostat (set to 68/78°F)	<input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor	
Smoke / CO Detector Batteries	<input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor	
Water Heater Area Clear	<input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor	
All Light Bulbs Working	<input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor	

EXTERIOR & GROUNDS

ITEM	CONDITION	NOTES / EXISTING DAMAGE
Yard Mowed / Edged	<input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor	
Landscaping Maintained	<input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor	
Flower Beds Weeded	<input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor	
Driveway / Walkway Clear	<input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor	
Patio / Deck / Porch Clean	<input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor	
Fencing & Gates	<input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor	
Exterior Lighting	<input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor	
Garage Empty & Swept	<input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor	
Trash & Debris Removed	<input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor	

ITEMS RETURNED

HOUSE KEYS (#)

MAILBOX KEY (#)

GARAGE REMOTE (#)

GATE / POOL FOB (#)

OTHER ITEMS RETURNED

ALL ITEMS RECEIVED? (YES / NO)

UTILITY TRANSFER

ELECTRIC (PROVIDER & DATE OFF)

GAS (PROVIDER & DATE OFF)

WATER (PROVIDER & DATE OFF)

DAMAGE & CLEANING NOTES

DOCUMENT ANY DAMAGE BEYOND NORMAL WEAR AND TEAR, ITEMS REQUIRING CLEANING, OR ITEMS LEFT BEHIND. REFERENCE ROOM AND PHOTO FILE NAMES.

ESTIMATED DEDUCTIONS (PRELIMINARY)

DESCRIPTION	ESTIMATED COST	NOTES

Final deductions, if any, will be itemized in the security deposit disposition mailed to the forwarding address per state law.

SIGNATURES

TENANT

SIGNATURE

DATE

PRINTED NAME

LANDLORD / PROPERTY MANAGER

SIGNATURE

DATE

PRINTED NAME

Tenant signature acknowledges presence at and agreement with the inspection above. If tenant is not present, this inspection is conducted on tenant's behalf and the deposit disposition will be mailed within the period required by state law.