FREE LANDLORD RESOURCE · LEGACY VAULT AMERICA

Move-In / Move-Out Inventory & Condition Checklist

Deposit disputes and insurance claims are both decided the same way: by who has dated, signed documentation of the property's condition and contents. This checklist builds that record at move-in, and settles the questions at move-out.

How to use it

1. **Walk the unit together** at move-in, tenant and landlord, room by room.
2. **Photograph everything you note.** Wide shots per room, close-ups of any existing damage, serial plates on every appliance.
3. **Mark condition at move-in** (MI column), **both parties initial each page**, and each keeps a copy.
4. **Repeat at move-out** (MO column) on the SAME sheet, so differences are undeniable in either direction.
5. **Store your copy off the property** with the photos, dated.

Why it wins twice

Deposits: deductions stick when move-out condition can be compared against a signed move-in record. Without one, wear-and-tear arguments become he-said-she-said.

Insurance: home warranties cover mechanical breakdown only. Theft, vandalism, fire, and water losses are insurance claims, and insurers pay on documented proof of what you owned and its condition. Same record, both fights.

PROPERTY ADDRESS / UNIT	TENANT NAME(S)

MOVE-IN DATE + INITIALS	MOVE-OUT DATE + INITIALS	PHOTOS STORED AT

Condition codes: N = new · G = good · F = fair · D = damaged (describe + photograph). Use the Notes column for anything a code cannot carry. MI = move-in, MO = move-out.

Living Areas & Kitchen

ITEM / SURFACE	MI	MO	NOTES / PHOTO #
Entry / Living Room			
Walls, ceiling, paint			
Flooring / carpet			
Windows, screens, blinds			
Doors, locks, hardware			
Light fixtures + switches			
Smoke / CO detectors			
Kitchen			
Refrigerator (brand + SERIAL)			
Range / oven (brand + SERIAL)			
Microwave (brand + SERIAL)			
Dishwasher (brand + SERIAL)			
Garbage disposal			
Cabinets + countertops			
Sink, faucet, plumbing			
Walls, floor, lighting			

Appliance serials matter twice: they prove the exact model to your insurer after a theft or fire, and they end "that was already broken" arguments at move-out.

Bedrooms, Baths, Laundry & Exterior

ITEM / SURFACE	MI	MO	NOTES / PHOTO #
Bedroom 1 (copy for additional bedrooms)			
Walls, ceiling, closet			
Flooring / carpet			
Windows, screens, blinds			
Bathroom(s)			
Tub / shower, surround, caulk			
Toilet, sink, vanity			
Exhaust fan, mirror, fixtures			
Laundry			
Washer (brand + SERIAL)			
Dryer (brand + SERIAL)			
Hoses, vents, shutoffs			
Exterior / Systems			
Water heater (SERIAL)			
HVAC unit(s) (SERIAL)			
Garage, openers, remotes (#)			
Patio, fencing, landscaping			
Keys issued (#) / returned (#)			

Furnished unit? List every furnishing on the furnishings addendum (or in your Legacy Vault America record): item, condition, photo, and value. Furnished units carry real contents exposure that this one-page record cannot hold alone.

Making It Hold Up

Wear and tear vs damage, the line disputes turn on

1. **Wear and tear** is what living does: faded paint, carpet worn in walkways, small nail holes. It is generally NOT deductible from a deposit.
2. **Damage** is what incidents do: broken doors, burns, pet stains, missing appliances. Deductible, and sometimes an insurance claim, WHEN you can prove the before and after.
3. The signed move-in record plus dated photos IS that proof. Without it, everything defaults to argument, and arguments favor whoever is holding the money least.

When it is bigger than a deposit

1. **Home warranties cover breakdowns.** The fridge that dies is a warranty call. The fridge that vanishes between tenants, or burns, or floods, is an INSURANCE claim, paid on documented proof of what you owned.
2. Landlord policies cover the building and the landlord's own contents used to service the unit (appliances, window coverings, furnishings you provided). The tenant's belongings are never yours to claim; that is their renters policy.
3. Check your state's rules on deposit timelines and itemized deduction statements; deadlines are strict and vary.

One record per door, kept current, stored off the property

This checklist handles one turnover. Legacy Vault America maintains the full per-property record: every appliance and furnishing photographed, serials captured, values estimated, organized to the standard insurance adjusters work with, and stored in a secure vault no tenant, fire, or dispute can touch. Guided DIY anywhere in the country; full-service across Greater Las Vegas.

Get your custom quote: three priced options, no sales call

Web legacyvaultamerica.com **Call or text** 1-866-582-8580 **Email** hello@legacyvaultamerica.com

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