Massachusetts Move-In Condition Checklist

General template, not legal advice. Have a Massachusetts attorney review before use. Last reviewed October 29, 2026.

Walk through together if you can. Write a condition for every item (new, good, fair, poor) and describe any existing wear or damage precisely, such as a 2 inch scratch on the bedroom door. Take dated photos or video of each room and keep them with this form. Give the tenant a signed copy.

> Move-in record rules in Massachusetts: Deductions for damage require an itemized list signed under the pains and penalties of perjury, with estimates, bills or receipts, sent within the same 30 days; damage noted on the move in condition statement cannot be charged. (G.L. c.186, section 15B)

Property address and unit _____

Tenant name or names _____

Move-in date _____

Inspection date and time _____

Inspected by _____

Photos or video saved at _____

Before the walkthrough

- ☐ Smoke alarms tested in each bedroom, hallway and level.
- ☐ Carbon monoxide alarms tested where required.
- ☐ Fire extinguisher present and charged, if provided.
- ☐ Locks rekeyed or changed since the last tenant.
- ☐ Water heater, furnace and air conditioning running.
- ☐ All appliances working.
- ☐ Water shutoff and breaker panel shown to the tenant.

Keys and access

Item	Quantity given	Notes
Door keys		
Mailbox keys		
Garage or gate remotes		
Fobs or access cards		
Parking permits		

Meter readings

Utility	Reading	Account holder
Electricity		
Gas		
Water		

Entry and living room

Item	Condition	Notes and photo number
Front door, lock and doorbell		
Floors or carpet		
Walls and ceiling		
Windows, screens and coverings		
Lights, switches and outlets		
Closet		

Kitchen

Item	Condition	Notes and photo number
Floors		
Walls and ceiling		
Cabinets and drawers		
Counters		
Sink, faucet and disposal		
Stove, oven and hood		
Refrigerator		
Dishwasher		
Microwave		
Lights and outlets		

Bathrooms

Item	Bath 1 condition	Bath 2 condition	Notes and photo number
Floors			
Walls, ceiling and tile			
Toilet			
Tub or shower and caulk			
Sink, faucet and vanity			
Mirror and cabinet			
Exhaust fan			

Bedrooms

Item	Bedroom 1	Bedroom 2	Bedroom 3	Notes and photo number
Floors or carpet				
Walls and ceiling				
Doors and closets				
Windows, screens and coverings				
Lights, switches and outlets				
Smoke alarm				

Other areas

Item	Condition	Notes and photo number
Laundry area and appliances		
Heating and cooling, thermostat		
Water heater		
Garage or parking area		

Item	Condition	Notes and photo number
Patio, balcony or yard		
Storage		
Exterior, if rented		

The tenant may add items missed during the walkthrough in writing within _____ (Number of days) days of move-in. Those additions become part of this record.

We agree this checklist accurately describes the condition of the home on the date above, and it will be compared with the home's condition at move-out.

_____
Landlord or agent signature

_____
Printed name

_____
Date

_____
Tenant signature

_____
Printed name

_____
Date

_____
Tenant signature

_____
Printed name

_____
Date

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