

Realty25AZ

MOVE-OUT INSPECTION REPORT

— SAMPLE / ANONYMIZED —

Prepared by Realty 25 AZ | 480.920.2273 | realty25az.com

Property Address	[Property Address]
Inspection Date	[Inspection Date]
Inspector	[Inspector Name] — Realty 25 AZ
Tenant(s)	[Tenant Name(s)]
Jira Ticket	[Ticket #]
Report Type	Move-Out
Lease End	[Lease End Date]
Bedrooms / Baths	3 bed / 2 bath
Security Deposit	[Amount]
Keys Returned	2 keys, 0 garage remotes
Overall Condition	Poor — Multiple deficiencies; deep cleaning required; CO detector missing



Property exterior — front elevation

ABOUT THIS SAMPLE

This is a representative sample of a Realty 25 AZ Move-Out inspection report. Property identifiers, tenant information, and inspector details have been redacted. Photos are anonymized and presented as a condensed selection — actual reports include full per-room photo coverage (typically 80–100+ photos) and complete sign-off blocks. The format, table styles, deficiency severity ratings, and legally defensible language reflect our standard production reports.

What's included in a full Move-Out report:

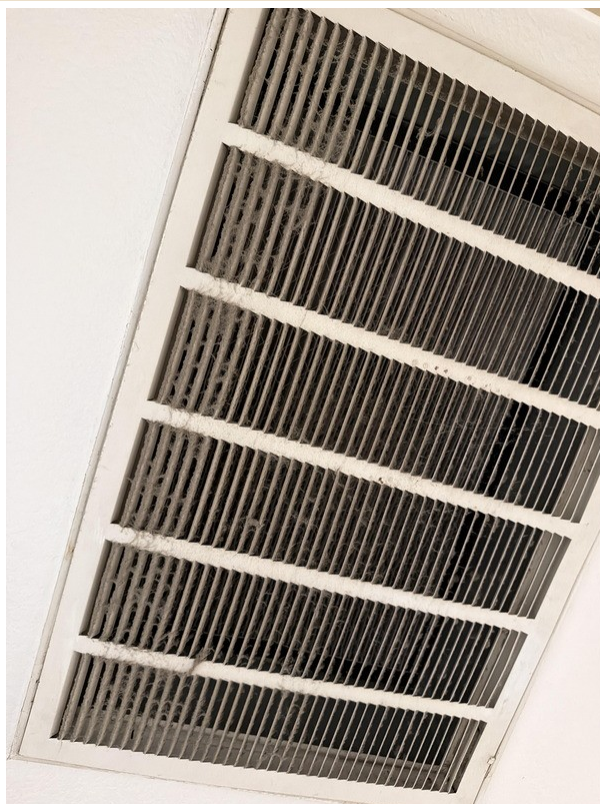
- Cover page with property data and overall condition assessment
- Deficiency Summary table with severity ratings and estimated repair costs
- Move-Out Checklist — pre-walkthrough gate (keys, lockbox, garage, cleaning)
- Room-by-room sections — entry, living, dining, kitchen, all bedrooms, all bathrooms, laundry, garage
- Exterior & yard, systems & utilities, fixture/appliance inventory
- Inspector narrative notes, fire & safety acknowledgment, dual sign-off

DEFICIENCY SUMMARY

Items requiring attention before re-letting. Subject to deposit deduction per Arizona Residential Landlord and Tenant Act.

High = life safety / immediate action | Med = within 30 days | Low = cosmetic / monitor

Area	Item / Issue	Severity	Recommended Action	Est. Cost
Systems	CO detector missing — hall to garage	High	Install CO detector. Required by code.	\$45
Systems	HVAC filter — heavily soiled	High	Replace filter immediately.	\$25
Garage	Garage opener / remotes not present	Med	Reprogram opener; rekey door codes.	\$50
Whole house	Deep cleaning required throughout	Med	Professional clean — kitchen, baths, floors.	\$450
Bedroom #3	Carpet — heavy soiling	Med	Professional carpet cleaning.	\$180
Kitchen	Stove, fridge, cabinets, pantry — dirty	Med	Included in deep clean scope.	incl.
Primary Bath	Toilet base slightly wobbling	Med	Re-secure toilet; replace wax ring if needed.	\$95
Bath #2	Shower water would not turn on	Med	Investigate valve / cartridge.	\$150
Exterior	Front yard overgrown; back yard debris	Med	Trim landscaping; clear backyard.	\$150
Kitchen	Sink sprayer hose loose under sink	Low	Re-secure or replace sprayer.	\$35
Front door	Touchups warranted	Low	Paint touchup at door.	\$45



⚠ HVAC filter — replacement required (heavily soiled)



⚠ Hall to garage — CO detector MISSING (must install)



⚠ Bedroom #3 carpet — professional cleaning required



⚠ Stovetop — cleaning required



⚠️ *Pantry — cleaning required*



⚠️ *Primary bath toilet area — slightly wobbling*

MOVE-OUT CHECKLIST

Baseline move-out requirements. Failed items are subject to deposit deduction.

	Requirement	Notes
✓	All personal belongings removed	Confirmed
✗	All keys / remotes / fobs returned	2 keys returned. 0 garage remotes returned.
✗	All trash and debris cleared — interior	Deep cleaning required throughout.
✗	All trash and debris cleared — exterior	Backyard requires cleanup.
✗	Light bulbs all functional	Primary bedroom light/fan would not turn on.
✗	Smoke & CO detectors operational	Smoke detectors test OK. CO detector MISSING in hall to garage.
✗	HVAC filter replaced	Filter heavily soiled — replacement required.
✓	Walls — no excessive marks, holes, damage	No notable damage observed.
✗	Floors clean and undamaged	Multiple rooms require deep cleaning.
✗	Appliances clean and functional	Stove, refrigerator, cabinets dirty.
✗	Bathrooms clean — no mold or damage	Primary bath floor/grout cleaning needed.
✗	Garage clean, door/opener functional	Door functional. Floor needs cleaning, debris present.
✗	Yard maintained — mowed, no debris	Front yard needs trimming; backyard cleanup required.
✓	Lockbox code changed	Confirmed by inspector.

KITCHEN (Sample Room Section)

A full report includes this style of section for every room — Entry, Living, Dining, Kitchen, each Bedroom, each Bathroom, Laundry, Garage, plus Exterior and Systems.

Item	Status	Condition / Observations
Walls / Ceilings / Floors	⚠️ Fail	Deep cleaning required throughout.
Cabinets — interior & exterior	⚠️ Fail	Deep cleaning required, interior and exterior.
Drawers	✓ Pass	All functional. No damage.
Countertops	✓ Pass	No stains, cracks, or burns.
Sink & Faucet	✓ Pass	Water runs. No leaks.
Under-Sink Plumbing	⚠️ Fail	No leaks. Sprayer hose is loose — re-secure.
Refrigerator — interior & seals	⚠️ Fail	Cleaning required.
Stove / Range — burners	⚠️ Fail	Cleaning required. Functional.
Oven Interior	✓ Pass	Acceptable. Light cleaning recommended.
Dishwasher	✓ Pass	Interior present and intact.
Microwave	✓ Pass	Interior clean. Functional.
Garbage Disposal	✓ Pass	Operates correctly.
Pantry	⚠️ Fail	Cleaning required. Empty of belongings.



Kitchen overview — peninsula



⚠ Kitchen cabinets — open, cleaning required



⚠ Refrigerator — interior cleaning required



⚠ Under-sink — sprayer hose loose

PRIMARY BATHROOM (Sample)

Item	Status	Condition / Observations
Walls / Tile / Grout	✓ Pass	No cracks. Cleaning recommended.
Floors / Grout	⚠ Fail	Cleaning needed; minor touchups required.
Sink & Faucet & Drain	✓ Pass	Water runs. No leaks.
Toilet — flush, seat, base	⚠ Fail	Slightly wobbling at base — re-secure.
Tub / Shower / Glass Enclosure	✓ Pass	No damage.
Showerhead	✓ Pass	Functional.
Exhaust Fan	✓ Pass	Operates.
Caulking & Sealant	✓ Pass	Intact.
Vanity & Cabinets	✓ Pass	Functional.
Towel Racks & Hardware	✓ Pass	Secure.
Light Fixtures	✓ Pass	All bulbs working.
Outlets & Switches (GFCI)	✓ Pass	GFCI present and functional.



Primary bath — soaking tub



Primary bath — glass shower enclosure



⚠ Primary bath toilet — slightly wobbling

EXTERIOR & YARD (Sample)

Item	Status	Condition / Observations
Front Yard / Landscaping	⚠️ Fail	Needs trimming — overgrown.
Back Yard / Landscaping	⚠️ Fail	Cleanup needed — debris present.
Patio / Deck	✓ Pass	Clean. No damage.
Fence & Gates	⚠️ Fail	Gate latch stiff — adjustment may be needed.
Driveway & Walkways	✓ Pass	Clean. No damage.
Exterior Walls / Paint	✓ Pass	No notable damage.
Roof (visible from ground)	✓ Pass	No visible damage.
Hose Bibs	✓ Pass	No leaks.
Pool / Hot Tub	N/A	Not present.



⚠️ *Front yard — overgrown landscaping*



⚠️ *Patio / slider area — debris*



⚠️ *Front gate latch — stiff*

SYSTEMS & UTILITIES (Sample)

Item	Status	Condition / Observations
HVAC Filter — condition	⚠ Fail	Heavily soiled — replacement required.
Thermostat — functional	✓ Pass	Functional.
HVAC Unit — exterior condition	✓ Pass	Condition noted; no obvious issues.
Water Heater — leaks, age	✓ Pass	No leaks. Age sticker noted.
Smoke Detectors — tested	✓ Pass	Test buttons confirmed operational.
CO Detectors — tested	⚠ Fail	MISSING in hall leading to garage — must install before re-occupancy.
Electrical Panel	✓ Pass	No visible issues.
Plumbing — visible leaks	✓ Pass	No visible leaks.



Thermostat — functional



HVAC condenser — exterior



⚠ Hall to garage — CO detector **MISSING**

INSPECTOR NOTES

Property was vacated on or before the inspection date. The home was left in fair structural condition with no significant damage to walls, ceilings, or major finishes; however, the property requires substantial cleaning throughout — particularly the kitchen, bathrooms, laundry, and garage. Bedroom carpet shows heavy soiling and requires professional cleaning. Multiple operability concerns were identified, including non-functional windows in living areas and a non-functional shower. Most critically, a CO (carbon monoxide) detector is missing in the hall leading to the garage and must be installed before re-occupancy. The HVAC filter requires immediate replacement. Recommend full turnover scope be issued promptly to support re-letting timeline.

SIGN-OFF

Tenant signature confirms receipt and review of this Move-Out report. Signed under Arizona law — discrepancies not noted within 5 days are accepted as accurate.

Inspector Signature

Tenant Signature

[Inspector Name] — Realty 25 AZ

[Tenant Name(s)]

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