

NLC RESIDENTIAL

INSPECTION · MOVE-IN

Move-in inspection

EDITION 2026 · NLC RESIDENTIAL GROUP LLC

Property management for owners who want the door run properly: one point of contact, statutory deadlines met, and a written record of everything done to the property.

Cumberland

HOKE & ROBESON

Full service

IN EN AND ES



NLC Residential Group LLC

Real People. Real Service. Real Results.



Completed **with the tenant present** where possible, photographed in full, and signed by both. This document is the entire evidentiary basis for the move-out deposit accounting — a condition not recorded here cannot fairly be charged for later.

PROPERTY ADDRESS	UNIT	
TENANT(S)	LEASE START	
INSPECTED BY	DATE	TIME

CONDITION KEY

N New or as-new · **G** Good, normal use · **F** Fair, functional with visible wear · **P** Poor, note it and photograph it · **M** Missing or inoperable

ROOM BY ROOM

ROOM	FLOORS	WALLS / CEILING	WINDOWS / BLINDS	DOORS / LOCKS	FIXTURES	PHOTO #
Entry						
Living						
Kitchen						
Dining						
Primary bedroom						
Bedroom 2						
Bedroom 3						
Bedroom 4						
Primary bath						
Bath 2						
Hall / stairs						
Laundry						
Garage						
Exterior / yard						



APPLIANCES AND SYSTEMS — TESTED, NOT MERELY PRESENT

ITEM	OPERATES	CONDITION	SERIAL / MODEL	NOTES
Range / oven	☐			
Refrigerator	☐			
Dishwasher	☐			
Microwave	☐			
Washer	☐			
Dryer	☐			
Heating — ran a full cycle	☐			
Cooling — ran a full cycle	☐			
Water heater	☐			
Garbage disposal	☐			
All toilets flush and refill	☐			
No leaks under any sink	☐			



Move-in inspection

LIFE SAFETY — EVERY ONE, EVERY TENANCY

- ☐ Every smoke alarm tested in the tenant's presence and **fitted with new batteries**. Required at the beginning of each tenancy.
- ☐ Every CO alarm tested. Locations recorded.
- ☐ Every exterior door lock and every ground-floor window latch operates.
- ☐ Heat confirmed capable of 65°F. Between 1 November and 31 March this is a habitability requirement.
- ☐ Tenant shown the water shut-off, the electrical panel, and how to report an emergency.

HANDOVER

DOOR KEYS ISSUED	MAILBOX KEYS	REMOTES	FOBS
ELECTRIC METER READING	GAS METER	WATER METER	UTILITIES IN TENANT'S NAME AS OF

- ☐ Photographs taken of **every** room, every appliance, and every noted defect. Dated, and filed to the property record the same day.
- ☐ A copy of this completed form given to the tenant.
- ☐ Tenant advised in writing of the name and address of the bank holding the security deposit. Due within 30 days of the tenancy beginning — G.S. §42-50.

Sign it, or it is worth much less.

An unsigned move-in report is our word against theirs. A signed one, with dated photographs, is the reason a legitimate deduction survives a challenge — and the reason we do not attempt an illegitimate one.

TENANT SIGNATURE	DATE
TENANT SIGNATURE	DATE
NLC REPRESENTATIVE	DATE

NLC Residential Group LLC · NC Firm Licence C42957

Equal Housing Opportunity. All activity is conducted without regard to race, colour, religion, sex, national origin, handicap or familial status, and without regard to sexual orientation or gender identity.