

# Ultimate Move-In & Move-Out Inspection Guide

How Smart San Antonio Renters Protect Their Wallet and Their Peace of Mind

Created By MultiTenant Inspection Services

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## Most San Antonio renters lose \$1,500 – \$3,000+ on their rental...

They walk through the property for 10 minutes, get excited, sign the lease... and then reality hits.

The AC dies in 105° heat.

Mold starts appearing on the walls.

Pests take over the kitchen.

Electrical problems turn into fire hazards.

Plumbing issues lead to water damage.

No hot water leading to bad hygiene.

And the landlord happily deducts every penny from their security deposit at move-out.

This isn't bad luck.

**It's a predictable, expensive mistake.**

The good news? It's 100% avoidable.

This guide gives you the exact checklists the smartest renters use to keep their peace of mind

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# Complete Move-In Inspection Checklist

## Living Areas & Bedrooms

- Scan every wall, ceiling, and floor for cracks, stains, water damage, or soft spots.
- Test every door and window for smooth operation and tight seals (poor seals = high electric bills).
- Look for any signs of past leaks or mold especially in closets.

## Electrical Systems (Safety First)

- Turn on every single light and test **every** outlet.
- Hunt for flickering lights, dead outlets, warm sockets, burn marks, or weird smells.
- Outdated wiring in older properties is extremely common and can be extremely dangerous.

## Kitchen (High-Risk Zone)

- Fully test stove, oven, microwave, garbage disposal, fridge, and dishwasher.
- Inspect under the sink for leaks, rust, mold, or water damage.
- Check cabinets for pest droppings or musty odors.

## Bathroom (Mold & Water Damage Capital)

- Run shower + sink at the same time to test real water pressure.
- Check for slow drains (future clogs = your problem).
- Test the Vent fan and check for proper air flow
- Inspect tiles, grout, caulking, and ceiling for mold (Trapped humidity Causes mold).

## Critical Systems

- Test AC and heater thoroughly, weak airflow or strange noises = future misery.
  - Test washer/dryer if provided.
  - Check smoke & Carbon Monoxide detectors (Make sure they all beep).
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## **Move-Out Protection Checklist (Get Your Deposit Back)**

- Deep clean like your deposit depends on it (because it does).
  - Fix small damages: nail holes, scuffs, minor scratches.
  - Take timestamped, high-quality photos and videos of **everything** after cleaning.
  - Remove all belongings and trash
  - Get written confirmation when you hand over the keys and forwarding address.
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## **How to Protect Yourself (Two Options)**

### **Option A – The Expensive Route:**

Rely on hope, a quick walkthrough, and the landlord's word. Cross your fingers and pray nothing expensive breaks.

### **Option B – The Smart Route:**

Get a professional pre-lease inspection and know exactly what you're walking into.

With a detailed report in hand ( photos + video + expert findings), you can force repairs before signing... or walk away and dodge a bullet.

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## **Book Your Professional Inspection Now**

Stop gambling with your money and comfort.

Let the pros find what you'll never catch during a normal walkthrough.

### **You get:**

- Full written report
- high-resolution photos
- Walkthrough video
- Clear list of issues

**Result:** Negotiate from strength or confidently move on.

**Ready to rent the smart way?**

**Book Now** → [Multitenantinspectionsservices.com/booking-page](https://Multitenantinspectionsservices.com/booking-page)

**Call / Text:** (210) 405-8800

**Don't wait until after you sign.**

The best time to fix problems is **before** they become yours