

MOVE-IN/MOVE-OUT ITEMIZED STATEMENT

Resident Name(s)	Initial Inspection Date	Initial Inspection By	Final Inspection Date	Final Inspection By
Address/Apt. #	City	State	Zip	Move in Date
				Move out Date

The condition of these premises is clean, undamaged, in good working order and adequate for customary use unless otherwise noted hereon. Use codes and comments to describe exceptions. Cross out items not applicable.

CODES: NCC - Needs complete cleaning • REP - Replace • SC - Needs spot cleaning • SP - Needs spot painting
 RPR - Needs repair • PT - Needs painting • SCR - Scratched • CLN - Clean • NEW - New

	Move-In Inspection	Initial Inspection (resident's option)	Final Inspection
KITCHEN			
Ceiling			
Doors			
Walls			
Floors			
Hood/Filter			
Fan/Light			
Counter top			
Sink/Faucets			
Drains/Disposal			
Cabinet/Doors			
Shelves/Drawers			
Under sink			
Windows			
Screens			
Curtains/Blinds			
Elec fixtures			
Light bulbs			

STOVE/OVEN			
Stove-Outside			
Burners			
Drip pans			
Vent			
Timer/Controls			
Oven surfaces			
Oven racks			
Broiler pan			
Light			

REFRIGERATOR			
Inside (all parts)			
Outside			

DISHWASHER			
Outside/Controls			
Inside (all parts)			

LIVING ROOM			
Walls			
Ceiling			
Doors			
Windows			
Screens			
Drapes/Blinds			
Shades/			
Floor			
Closet			
Elec fixtures			
Light bulbs			
Fireplace			

	Move-In Inspection	Initial Inspection (resident's option)	Final Inspection
1st BATH			
Ceiling			
Walls/Tile			
Floors			
Cabinets			
Shelves			
Doors			
Mirror			
Tub/Shower			
Caulking			
Shower Dr/Tracks			
Basin			
Drains			
Faucets			
Counter tops			
Exhaust fan			
Bowl/Seat			
Towel racks			
Window			
Screen			
Elec fixtures			
Light bulbs			

2nd BATH			
Ceiling			
Walls/Tile			
Floors			
Cabinets			
Shelves			
Doors			
Mirror			
Tub/Shower			
Caulking			
Shower Dr/Tracks			
Basin			
Drains			
Faucets			
Counter tops			
Exhaust fan			
Bowl/Seat			
Towel racks			
Window			
Screen			
Elec fixtures			
Light bulbs			

DINING ROOM			
Walls			
Ceiling			
Drapes/Blinds			
Shades/			
Closet			
Doors			
Floor			
Windows			
Screens			
Elec fixtures			
Light bulbs			

Comments: _____



**UNAUTHORIZED REPRODUCTION
 OF BLANK FORMS IS ILLEGAL**



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1st BDRM	Move-In Inspection	Initial Inspection (resident's option)	Final Inspection
Walls			
Ceiling			
Windows			
Screens			
Drapes/Blinds			
Shades/_____			
Doors			
Closet			
Floor			
Elec fixtures			
Light bulbs			

2nd BDRM	Move-In Inspection	Initial Inspection (resident's option)	Final Inspection
Walls			
Ceiling			
Windows			
Screens			
Drapes/Blinds			
Shades/_____			
Doors			
Closet			
Floor			
Elec fixtures			
Light bulbs			

3rd BDRM	Move-In Inspection	Initial Inspection (resident's option)	Final Inspection
Walls			
Ceiling			
Windows			
Screens			
Drapes/Blinds			
Shades/_____			
Doors			
Closet			
Floor			
Elec fixtures			
Light bulbs			

HALL/STAIRS/ ENTRY	Move-In Inspection	Initial Inspection (resident's option)	Final Inspection
Walls			
Ceiling			
Drapes/Blinds			
Shades/_____			
Closet			
Doors			
Floor			
Windows			
Screens			
Elec fixtures			
Light bulbs			

Move-In Inspection:

Resident	Date
Resident	Date
Resident	Date
Resident	Date
Owner/Agent	Date

Initial Inspection:

Owner/Agent	Date
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Final Inspection:

Owner/Agent	Date
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OTHER ROOM	Move-In Inspection	Initial Inspection (resident's option)	Final Inspection
Walls			
Ceiling			
Closet/Cabinets			
Windows			
Curtains/Shades/Blinds			
Screen			
Floor			
Door			
Elec fixtures			
Light bulbs			

FRONT PORCH

Elec fixtures			
Light bulbs			

BACK PORCH

Elec fixtures			
Light bulbs			

**GARAGE/
CARPORT**

Elec fixtures			
Light bulbs			
Remote/Opener			

MECHANICAL

Hot water heater			
Furnace			
Air conditioner			
Air cond.filter			
Smoke detector			
Thermostat			

OF KEYS

Door			
Laundry Room			
Mail Box			

According to state law:

Any security shall be held by the landlord for the tenant who is party to the lease or agreement. The claim of a tenant to the security shall be prior to the claim of any creditor for the landlord. (Civil Code Section 1950.5(d)).

According to Civil Code Section 1950.5(b), the security deposit may be used by the owner for any purpose, including, but not limited to, any of the following:

- (1) The compensation of a landlord for a tenant's default in the payment of rent.
- (2) The repair of damages to the premises, exclusive of ordinary wear and tear, caused by the tenant or by a guest or licensee of the tenant.

(3) The cleaning of the premises upon termination of the tenancy necessary to return the unit to the same level of cleanliness it was in at the inception of the tenancy. The amendments to this paragraph enacted by the act adding this sentence shall apply only to tenancies for which the tenant's right to occupy begins after January 1, 2003. (Amendment underlined)

(4) To remedy future defaults by the tenant in any obligation under this rental agreement to restore, replace, or return personal property or appurtenances, exclusive of ordinary wear and tear, if the security deposit is authorized to be applied thereto by the rental agreement.

From the time of the initial inspection until the termination of the tenancy, the tenant may remedy the deficiencies identified in the initial inspection, in a manner consistent with the rights and obligations of the parties under the rental agreement, in order to avoid deductions from the security deposit.

The law allows the Owner/Agent to use the security deposit for legal deductions itemized in this statement that are not corrected by the Resident prior to the termination of the tenancy or that were not identified due to the presence of the Residents' possessions during the time of the initial inspection. It also allows Owner/Agent to use the security deposit to correct any damages that occur to the unit/property between the time of the initial inspection and the termination of the tenancy.

An itemized statement will be sent to you within 21 calendar days after the Owner/Agent has regained possession of the premises.