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Amavera
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Move-In & Move-Out Inspection Checklist

Type into the boxes or print it blank. Note each item's condition at move-in and at move-out, and tick each photo as you take it.

PROPERTY ADDRESS AND UNIT	TENANT(S)	LANDLORD OR PROPERTY MANAGER

MOVE-IN INSPECTION DATE	MOVE-OUT INSPECTION DATE	INSPECTED BY

What California requires (Civil Code § 1950.5, as amended by AB 2801)

AT MOVE-IN — Photograph the unit immediately before, or at the start of, the tenancy (every tenancy that begins on or after July 1, 2025).

BEFORE MOVE-OUT — Tell the tenant in writing they can ask for a pre-move-out inspection and be there. If they ask: no earlier than two weeks before the tenancy ends, with 48 hours' written notice. Then give them an itemized list of the repairs or cleaning you plan to deduct.

AFTER MOVE-OUT — Photograph the unit before any repair or cleaning you'll deduct for, and again after that work is done (since April 1, 2025).

WITHIN 21 DAYS — Send the itemized statement and the rest of the deposit. For repair or cleaning deductions include the photos, a cost explanation and receipts, unless repairs and cleaning total $125 or less and the tenant doesn't ask for them within 14 days.

No deductions for ordinary wear and tear or for damage that was there before the tenancy. Full rules, including how to send the refund (AB 414): amavera.app/move-in-move-out-checklist/

Condition key: G good F fair W worn D damaged M missing N/A not present

Entry and hallways

ITEM	MOVE-IN CONDITION	MOVE-OUT CONDITION	PHOTO IN	PHOTO OUT
Front door, lock and deadbolt			☐	☐
Doorbell and peephole			☐	☐
Walls and ceiling			☐	☐
Floor or carpet			☐	☐
Light fixtures and switches			☐	☐
Closet doors and shelves			☐	☐
Outlets and outlet covers			☐	☐
Notes				

Living room

ITEM	MOVE-IN CONDITION	MOVE-OUT CONDITION	PHOTO IN	PHOTO OUT
Walls and ceiling			☐	☐
Floor or carpet			☐	☐
Windows, screens and locks			☐	☐
Blinds or curtains			☐	☐
Light fixtures, switches and outlets			☐	☐
Doors and door stops			☐	☐
Fireplace (if any)			☐	☐
Notes				

A paper checklist can't prove when photos were taken. The free Amavera app seals your report with an independent timestamp anyone can verify: amavera.app

Kitchen

ITEM	MOVE-IN CONDITION	MOVE-OUT CONDITION	PHOTO IN	PHOTO OUT
Walls and ceiling			☐	☐
Floor			☐	☐
Countertops			☐	☐
Cabinets, drawers and handles			☐	☐
Sink, faucet and drain			☐	☐
Garbage disposal			☐	☐
Stove, oven and range hood			☐	☐
Refrigerator and freezer			☐	☐
Dishwasher			☐	☐
Microwave			☐	☐
Lights, switches and outlets			☐	☐
Notes				

Bathroom 1

ITEM	MOVE-IN CONDITION	MOVE-OUT CONDITION	PHOTO IN	PHOTO OUT
Walls and ceiling			☐	☐
Floor and grout			☐	☐
Toilet (flush, seat, base)			☐	☐
Sink, faucet and drain			☐	☐
Tub or shower, tile and caulking			☐	☐
Shower door or curtain rod			☐	☐
Mirror and medicine cabinet			☐	☐
Vanity and drawers			☐	☐
Exhaust fan			☐	☐
Towel bars and fixtures			☐	☐
Notes				

Bathroom 2 (if any)

ITEM	MOVE-IN CONDITION	MOVE-OUT CONDITION	PHOTO IN	PHOTO OUT
Walls and ceiling			☐	☐
Floor and grout			☐	☐
Toilet (flush, seat, base)			☐	☐
Sink, faucet and drain			☐	☐
Tub or shower, tile and caulking			☐	☐
Mirror, vanity and fixtures			☐	☐
Exhaust fan			☐	☐
Notes				

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Bedroom 1

ITEM	MOVE-IN CONDITION	MOVE-OUT CONDITION	PHOTO IN	PHOTO OUT
Walls and ceiling			☐	☐
Floor or carpet			☐	☐
Windows, screens and locks			☐	☐
Blinds or curtains			☐	☐
Closet doors, rods and shelves			☐	☐
Lights, switches and outlets			☐	☐
Door and lock			☐	☐
Notes				

Bedroom 2 (if any)

ITEM	MOVE-IN CONDITION	MOVE-OUT CONDITION	PHOTO IN	PHOTO OUT
Walls and ceiling			☐	☐
Floor or carpet			☐	☐
Windows, screens and locks			☐	☐
Blinds or curtains			☐	☐
Closet doors, rods and shelves			☐	☐
Lights, switches and outlets			☐	☐
Door and lock			☐	☐
Notes				

Bedroom 3 (if any)

ITEM	MOVE-IN CONDITION	MOVE-OUT CONDITION	PHOTO IN	PHOTO OUT
Walls and ceiling			☐	☐
Floor or carpet			☐	☐
Windows, screens and locks			☐	☐
Blinds or curtains			☐	☐
Closet doors, rods and shelves			☐	☐
Lights, switches and outlets			☐	☐
Door and lock			☐	☐
Notes				

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Laundry and utility

ITEM	MOVE-IN CONDITION	MOVE-OUT CONDITION	PHOTO IN	PHOTO OUT
Washer and dryer (if provided)			☐	☐
Dryer vent			☐	☐
Water heater			☐	☐
Furnace, air conditioning and filter			☐	☐
Thermostat			☐	☐
Electrical panel			☐	☐
Notes				

Outside, garage and parking

ITEM	MOVE-IN CONDITION	MOVE-OUT CONDITION	PHOTO IN	PHOTO OUT
Front and back doors			☐	☐
Patio, balcony or deck			☐	☐
Yard and landscaping			☐	☐
Garage door and opener			☐	☐
Parking space			☐	☐
Mailbox			☐	☐
Notes				

Safety and keys

ITEM	MOVE-IN CONDITION	MOVE-OUT CONDITION	PHOTO IN	PHOTO OUT
Smoke detectors (test each)			☐	☐
Carbon monoxide detector			☐	☐
Fire extinguisher (if provided)			☐	☐
Keys and fobs handed over (count)			☐	☐
Garage remotes (count)			☐	☐
Meter readings (gas, electric, water)			☐	☐
Notes				

Signatures

At move-in

Tenant (sign above, print name)

Landlord or property manager (sign above, print name)

Date

At move-out

Tenant (sign above, print name)

Landlord or property manager (sign above, print name)

Date

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