Pre-move-out inspection checklist

California Civil Code § 1950.5(f) · Your working copy: keep this page. Page 2 goes to the tenant.

RENTAL ADDRESS

TENANTS **TENANCY ENDS**

Before the inspection

- ☐ Told the tenant in writing they can ask for an inspection and be present — **DATE SENT**
- ☐ Tenant asked for the inspection (if not, nothing more is required) — **DATE ASKED**
- ☐ Gave at least 48 hours' written notice of the date and time, or we both signed a waiver — **DATE GIVEN**
- ☐ Inspection date is no earlier than two weeks before the tenancy ends — **INSPECTION ON**

Room by room

Tick OK, or tick Listed and copy the item onto page 2. Note anything you couldn't see because of the tenant's belongings.

AREA	OK	LISTED	NOTES
Walls, ceilings, paint	☐	☐	
Floors and carpet	☐	☐	
Doors, locks, windows, screens	☐	☐	
Kitchen: appliances, sink, counters	☐	☐	
Cabinets, closets, shelves	☐	☐	
Bathrooms: toilet, tub, shower, vanity	☐	☐	
Lights, outlets, blinds, smoke alarms	☐	☐	
Cleanliness compared with move-in	☐	☐	
Patio, yard, garage, parking, storage	☐	☐	
Keys, remotes, and items the lease lists	☐	☐	
Other:	☐	☐	

COULDN'T CHECK (BELONGINGS IN THE WAY)

After the inspection

- ☐ Gave page 2 to the tenant in person, or left it inside the unit
- ☐ Kept a copy of page 2 with this page
- ☐ Optional: took dated photos of each listed item

After the tenant moves out: photograph the unit before any repairs or cleaning, and again after them. Then send the itemized statement within 21 days. Free template at amavera.app/itemized-deposit-statement/.

Itemized statement after pre-move-out inspection

California Civil Code § 1950.5(f)(2)

DATE OF INSPECTION _____ **RENTAL ADDRESS** _____

TO (TENANTS) _____

TENANT PRESENT ☐ Yes, given in person ☐ No, left inside the unit

Based on the inspection on the date above, these are the repairs or cleanings we propose as the basis of deductions from your security deposit. You can fix or clean these items before your tenancy ends, in a way consistent with your rental agreement, to avoid the deductions.

	ROOM OR AREA	REPAIR OR CLEANING NEEDED
1		
2		
3		
4		
5		
6		
7		
8		
9		

Text of California Civil Code § 1950.5(b)(1)–(4), which state law requires on this statement. Under subdivision (b), security includes any money used or to be used 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.

(4) To remedy future defaults by the tenant in any obligation under the 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.

Deductions can also be made for items listed here that aren't fixed, for damage after this inspection, and for anything that couldn't be seen today because of belongings in the unit. Deductions are limited to amounts reasonably necessary, excluding ordinary wear and tear.

FROM (LANDLORD OR MANAGER) _____ **PHONE OR EMAIL** _____

_____

SIGNATURE