

MOVE-IN ITEMIZED STATEMENT

Resident Name(s): _____

Address: _____

Move-In Inspection Date: _____

The condition of these premises is clean, undamaged, in good working order and adequate for customary use unless otherwise noted in this document.

KITCHEN

CONDITION

Walls	
Floors	
Doors	
Ceiling	
Hood/Filter/Fan/Light	
Microwave	
Counter tops	
Sinks/Faucets	
Drains/Disposals	
Cabinets: Doors	
Shelves	
Drawers	
Under sink	
Windows: Glass	
Screens	
Window coverings	
Electric fixtures	
Light bulbs	

Stove/Oven

CONDITION

Stove outside	
Burners	
Drip pans	
Vent	
Timer/Controls	
Knobs	
Oven inside surface	
Oven racks	
Brioler pan	
Racks	

Refrigerator

CONDITION

Inside (all parts)	
Outside	

Dishwasher

CONDITION

Outside/Controls	
Inside	

Dining Room**CONDITION**

Walls	
Floors	
Doors	
Ceiling	
Windows: Glass	
Screens	
Window coverings	
Electric fixtures	
Light bulbs	

Living Room**CONDITION**

Walls	
Floors	
Doors	
Ceiling	
Windows: Glass	
Screens	
Window coverings	
Closet	
Fireplace	
Electric fixtures	
Light bulbs	

1st Bedroom**CONDITION**

Walls	
Floors	
Doors	
Ceiling	
Windows: Glass	
Screens	
Window coverings	
Closet	
Smoke detector	
Electric fixtures	
Light bulbs	

2nd Bedroom**CONDITION**

Walls	
Floors	
Doors	
Ceiling	
Windows: Glass	
Screens	
Window coverings	
Closet	
Smoke detector	
Electric fixtures	
Light bulbs	

3rd Bedroom**CONDITION**

Walls	
Floors	
Doors	
Ceiling	
Windows: Glass	
Screens	
Window coverings	
Closet	
Smoke detector	
Electric fixtures	
Light bulbs	

4th Bedroom**CONDITION**

Walls	
Floors	
Doors	
Ceiling	
Windows: Glass	
Screens	
Window coverings	
Closet	
Smoke detector	
Electric fixtures	
Light bulbs	

Other Room**CONDITION**

Walls	
Floors	
Doors	
Ceiling	
Windows: Glass	
Screens	
Window coverings	
Closet	
Electric fixtures	
Light bulbs	

Laundry Room**CONDITION**

Walls	
Floors	
Doors	
Ceiling	
Windows: Glass	
Screens	
Window coverings	
Hookups	
Light fixtures	
Cabinets/Shelves	
Other	

1st Bathroom**CONDITION**

Walls	
Floors	
Doors	
Ceiling	
Windows: Glass	
Screens	
Window coverings	
Cabinets: Doors	
Shelves	
Drawers	
Mirror	
Tub/Shower: Walls	
Caulking	
Drain	
Doors/Tracks	
Sink(s): Basins	
Drains	
Counters	
Toilet	
Towel racks	
Exhaust fan	
Electric fixtures	
Light bulbs	

2nd Bathroom**CONDITION**

Walls	
Floors	
Doors	
Ceiling	
Windows: Glass	
Screens	
Window coverings	
Cabinets: Doors	
Shelves	
Drawers	
Mirror	
Tub/Shower: Walls	
Caulking	
Drain	
Doors/Tracks	
Sink(s): Basins	
Drains	
Counters	
Toilet	
Towel racks	
Exhaust fan	
Electric fixtures	
Light bulbs	

3rd Bathroom**CONDITION**

Walls	
Floors	
Doors	
Ceiling	
Windows: Glass	
Screens	
Window coverings	
Cabinets: Doors	
Shelves	
Drawers	
Mirror	
Tub/Shower: Walls	
Caulking	
Drain	
Doors/Tracks	
Sink(s): Basins	
Drains	
Counters	
Toilet	
Towel racks	
Exhaust fan	
Electric fixtures	
Light bulbs	

Systems**CONDITION**

Smoke detectors	
CO detectors	
Heating/Air systems:	
Furnace	
Air conditioner	
Filters	
Water heater	

Front Porch**CONDITION**

Railings	
Door screens	
Roof/Cover	
Electric fixtures	
Light bulbs	

Back Porch**CONDITION**

Railings	
Door screens	
Roof/Cover	
Electric fixtures	
Light bulbs	

Garage/Carport**CONDITION**

Floor	
Walls	
Garage door	
Remote/Opener	
Electric fixtures/bulbs	

Yards**CONDITION**

Landscaping	
Sprinklers	
Fences/Gates	
Patio	
Other	

Number of Keys**CONDITION**

Door	
Laundry Room	
Mailbox	
Other	

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 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 initial inspection 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.

Tenant(s) acknowledge the filter(s) for the heating/cooling systems must be changed or cleaned monthly. Tenant(s) have been shown location and size of filter(s). Any damage to heating/cooling systems caused by inadequate filter maintenance can be billed to the tenant. Initials _____

Residents**Owner/Agent**_____ **Date**_____ **Date**_____ **Date**_____ **Date**_____ **Date**