## MOVE-IN, PRELIMINARY-WALK-THROUGH AND FINAL MOVE-OUT INSPECTION FORM

Rental Unit Address:

Move-in Date: Move-out

Date:

CODES: NEW - Brand New • CLN - Clean • STN - Stained • SCR - Scratched • REP - Needs Repair • RPL - Needs Replacement F PNT - Needs Full Paint • T/U PNT - Needs Touch-up Paint • F CLN - Needs Full Clean • T/U CLN - Needs Touch-up Cleaning

		Pre-Walk				Pre-Walk	
Kitchen	Move-In	Through	Move-Out	Bedroom #1	Move-In	Through	Move-Out
Walls and Ceiling				Walls and Ceiling			
Floor/Floor Covering				Floor/Floor Covering			
Counters				Light Fixture(s), Bulb(s)			
Sink, Faucet				Light Switches, Outlets			
Drain, Plumbing				Closet Door(s)			
Garbage Disposal				Door & Door Hardware			
Light Fixture(s), Bulb(s)				Window(s) & Screen(s)			
Light Switches, Outlets				Furniture (if any)			
Door & Door Hardware				Other:			
Window(s) & Screen(s)				Bedroom #2			
Cabinets				Walls and Ceiling			
Other:				Floor/Floor Covering			
Appliances				Light Fixture(s), Bulb(s)			
Stove				Light Switches, Outlets			
Range Hood				Closet Door(s)			
Refrigerator				Door & Door Hardware			
Dishwasher				Window(s) & Screen(s)			
Microwave				Furniture (if any)			
Washing Machine				Other:			
Dryer				Bedroom #3			
Other:				Walls and Ceiling			
Living Room				Floor/Floor Covering			
Walls and Ceiling				Light Fixture(s), Bulb(s)			
Floor/Floor Covering				Light Switches, Outlets			
Light Fixture(s), Bulb(s)				Closet Door(s)			
Light Switches, Outlets				Door & Door Hardware			
Door & Door Hardware				Window(s) & Screen(s)			
Window(s) & Screen(s)				Furniture (if any)			
Closet				Other:			
Furniture (if any)				Other Areas			
Other:				Entry Door(s)			
Dining Room				Furnace/Heater			
Walls and Ceiling				Air Conditioning			
Floor/Floor Covering				Fireplace			
Light Fixture(s), Bulb(s)				Balcony, Patio, Terrace			
Light Switches, Outlets				Lawn, Ground Covering			
Door & Door Hardware				Garage or Parking Area			
Window(s) & Screen(s)				Storage			
Furniture (if any)				Water Heater			
Other:				Other:			

Comments:



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		Pre-Walk	
Bathroom #1	Move-In	Through	Move-Out
Walls and Ceiling			
Floor/Floor Covering			
Counters			
Sink, Faucet			
Shower/Tub, Faucet			
Drains, Plumbing			
Shower Door			
Toilet, Seat			
Caulking			
Towel Rack(s)			
Medicine Cab/Mirror			
Exhaust Fan			
Cabinet/Linen Closet			
Light Fixture(s), Bulb(s)			
Light Switches, Outlets			
Linen Closet/Cabinet			
Door & Door Hardware			
Window(s) & Screen(s)			
Bathroom #2			
Walls and Ceiling			
Floor/Floor Covering			
Counters			
Sink, Faucet			
Shower/Tub, Faucet			
Drains, Plumbing			
Shower Door			
Toilet, Seat			
Caulking			
Towel Rack(s)			
Medicine Cab/Mirror			
Exhaust Fan			
Cabinet/Linen Closet			
Light Fixture(s), Bulb(s)			
Light Switches, Outlets			
Linen Closet/Cabinet			
Door & Door Hardware			
Window(s) & Screen(s)			

Other – List Below	Move-In	Pre-Walk Through	Move-Out
Keys to Unit - # Issued	# Issued		# Received
Front Door			
Dead Bolt			
Mailbox			
Common Area			
Remote			
Other:			

**\*Under California State Law**, the landlord may use a tenant's security deposit for four purposes:

• For unpaid rent;

• For cleaning the rental unit when the tenant moves out to

make the unit as clean as it was when the tenant first moved in;For repair of damages, other than normal wear and tear,

caused by the tenant or the tenant's guests; and

• If the lease or rental agreement allows it, for the cost of restoring or replacing furniture, furnishings, or other items of personal property (including keys), other than because of normal wear and tear.

The Preliminary Walk-Through (AB2330) must be conducted no sooner than two weeks prior to the actual move-out date. The purpose of this inspection is to notify the tenant what corrections must be made before the actual move-out date. This gives residents the opportunity to restore the property to its actual move-in condition to avoid deductions from their security deposit.

<b>MOVE- IN INSPECTION</b>		PRELIMINARY WAL	K-THROUGH	FINAL INSPECTION	
Resident	Date	Resident	Date	Resident	Date
Resident	Date	Resident	Date	Resident	Date
Owner/Agent	Date	Owner	Date	Owner	Date



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