

PRE-MOVE OUT INSPECTION CHECKLIST

Name: _____ Date of Inspection: _____

Premises: _____

	Repair 1950.5(b)(2)	Clean 1950.5(b)(3)		Repair 1950.5(b)(2)	Clean 1950.5(b)(3)
LIVING ROOM			BATHROOM(S)		
Floor & Floor Covering			Floor & Floor Covering		
Window Coverings			Walls & Ceilings		
Walls & Ceilings			Light Fixtures		
Light Fixtures			Other		
Windows, Screens & Doors			BEDROOMS		
Other			Floor & Floor Covering		
KITCHEN			Walls & Ceilings		
Floor Covering			Light Fixtures		
Cupboards			Windows, Screens & Doors		
Stove & Refrigerator			Other		
Dishwasher			OTHER AREAS		
Disposal			Floor & Floor Covering		
Sink & Plumbing			Walls & Ceilings		
Light Fixtures			Windows, Screens & Doors		
Other			Furnace/Heater		
DINING AREA			Air Conditioning		
Floor & Floor Covering			Lawn/Ground Covering		
Walls & Ceiling			Patio, Terrace, Deck, etc.		
Light Fixtures			Garage		
Windows, Screens & Doors			Other		
Other			Other		

1. Any repairs initiated by Resident must be performed by Landlord's approved vendors. Written list will be provided upon request. Invoice and proof of payment for work performed must be provided to Landlord within seven (7) days of work completion. **Charges incurred are the sole responsibility of Resident.**

2. Additional deductions per 1950.5(b)(1):

<input type="checkbox"/> Unpaid Rent	<input type="checkbox"/> Bank Charges
<input type="checkbox"/> Late Fees	<input type="checkbox"/> Prior Maintenance / Repair Charges
	<input type="checkbox"/> Other

3. Landlord check one of the following:

<input type="checkbox"/> Checklist given to Resident personally.	<input type="checkbox"/> Checklist left inside premises.
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4. 1950.5(d) – “Any security shall be held by the landlord for the tenant who is a party to the lease or agreement. The claim of a tenant to the security shall be prior to the claim of any creditor of the landlord.” 1950.5(b) – “(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.”

UNAUTHORIZED USE PROHIBITED

For Members Only
Apartment Association,
California Southern Cities
Approved Form #F69 - 1/03

