

MOVE IN / MOVE OUT ITEMIZED STATEMENT

Move-In Inspection Date: 04/15/22 Initial Inspection Date: _____ Final Inspection Date: _____



Move-In Inspector Name: J. Orlauski Initial/Move-Out Inspector Name: _____

Resident Names: Sample Tenant

Property Address and Unit: 123 Main St, Fresno, CA 93711

CODES: NEW = New • CLN = Clean • NC = Needs cleaning • NP = Needs painting • NR = Needs repair • REP = Needs replacement

Entry	Move-In Inspection	Initial Inspection	Final Inspection
Walls			
Ceiling			
Windows			
Screens			
Drapes/Blinds			
Doors/Trim			
Closet			
Floor			
Baseboards			
Light fixtures			

Notes: _____

Kitchen	Move-In Inspection	Initial Inspection	Final Inspection
Ceiling			
Doors/Trim			
Walls			
Floors/Baseboards			
Countertops			
Cabinets/Drawers			
Sink/Faucet			
Drains/Disposals			
Windows			
Screens			
Drapes/Blinds			
Hood/Filter			
Refrigerator			
Stove			
Oven			
Microwave			
Disposal			
Dishwasher			

Notes: _____

Living Room	Move-In Inspection	Initial Inspection	Final Inspection
Walls			
Ceiling			
Windows			
Screens			
Drapes/Blinds			
Doors/Trim			
Closet			
Floor			
Baseboards			
Light fixtures			
Fireplace			

Notes: _____

Dining Room	Move-In Inspection	Initial Inspection	Final Inspection
Walls			
Ceiling			
Windows			
Screens			
Drapes/Blinds			
Doors/Trim			
Closet			
Floor			
Baseboards			
Light fixtures			

Notes: _____

Family/Den	Move-In Inspection	Initial Inspection	Final Inspection
Walls			
Ceiling			
Windows			
Screens			
Drapes/Blinds			
Doors/Trim			
Closet			
Floor			
Baseboards			
Light fixtures			
Fireplace			

Notes: _____

Bedroom #1	Move-In Inspection	Initial Inspection	Final Inspection
Walls			
Ceiling			
Windows			
Screens			
Drapes/Blinds			
Doors/Trim			
Closet			
Floor			
Baseboards			
Light fixtures			
Fireplace			
Ceiling Fans			

Bedroom Location: _____

Notes: _____

Move-In Landlord/Inspector: _____ Move-Out Landlord/Inspector: _____

Move-In Resident: _____	Move-Out Resident: _____
Resident: _____	Resident: _____
Resident: _____	Resident: _____
Resident: _____	Resident: _____

Bedroom #2

	Move-In Inspection	Initial Inspection	Final Inspection
Walls			
Ceiling			
Windows			
Screens			
Drapes/Blinds			
Doors/Trim			
Closet			
Floor			
Baseboards			
Light fixtures			
Fireplace			
Ceiling Fans			

Bedroom Location: _____

Notes: _____

Bedroom #3

	Move-In Inspection	Initial Inspection	Final Inspection
Walls			
Ceiling			
Windows			
Screens			
Drapes/Blinds			
Doors/Trim			
Closet			
Floor			
Baseboards			
Light fixtures			
Fireplace			
Ceiling Fans			

Bedroom Location: _____

Notes: _____

Bedroom #4

	Move-In Inspection	Initial Inspection	Final Inspection
Walls			
Ceiling			
Windows			
Screens			
Drapes/Blinds			
Doors/Trim			
Closet			
Floor			
Baseboards			
Light fixtures			
Fireplace			
Ceiling Fans			

Bedroom Location: _____

Notes: _____

Bedroom #5

	Move-In Inspection	Initial Inspection	Final Inspection
Walls			
Ceiling			
Windows			
Screens			
Drapes/Blinds			
Doors/Trim			
Closet			
Floor			
Baseboards			
Light fixtures			
Fireplace			
Ceiling Fans			

Bedroom Location: _____

Notes: _____

Bathroom #1

	Move-In Inspection	Initial Inspection	Final Inspection
Walls			
Ceiling			
Floors			
Cabinets			
Drawers/Shelves			
Doors/Trim			
Mirror			
Tub/Shower			
Caulking			
Sinks/Faucets			
Countertops			
Exhaust Fans			
Toilet			
Towel Racks			
Windows			
Screens			
Light Fixtures			

Bathroom Location: _____

Notes: _____

Bathroom #2

	Move-In Inspection	Initial Inspection	Final Inspection
Walls			
Ceiling			
Floors			
Cabinets			
Drawers/Shelves			
Doors/Trim			
Mirror			
Tub/Shower			
Caulking			
Sinks/Faucets			
Countertops			
Exhaust Fans			
Toilet			
Towel Racks			
Windows			
Screens			
Light Fixtures			

Bathroom Location: _____

Notes: _____

Move-In Landlord/Inspector: _____ Move-Out Landlord/Inspector: _____

Move-In Resident: _____ Move-Out Resident: _____
 Resident: _____ Resident: _____
 Resident: _____ Resident: _____
 Resident: _____ Resident: _____

Bathroom #3

	Move-In Inspection	Initial Inspection	Final Inspection
Walls			
Ceiling			
Floors			
Cabinets			
Drawers/Shelves			
Doors/Trim			
Mirror			
Tub/Shower			
Caulking			
Sinks/Faucets			
Countertops			
Exhaust Fans			
Toilet			
Towel Racks			
Windows			
Screens			
Light Fixtures			

Bathroom Location: _____

Notes: _____

Bathroom #4

	Move-In Inspection	Initial Inspection	Final Inspection
Walls			
Ceiling			
Floors			
Cabinets			
Drawers/Shelves			
Doors/Trim			
Mirror			
Tub/Shower			
Caulking			
Sinks/Faucets			
Countertops			
Exhaust Fans			
Toilet			
Towel Racks			
Windows			
Screens			
Light Fixtures			

Bathroom Location: _____

Notes: _____

Hallway #1

	Move-In Inspection	Initial Inspection	Final Inspection
Walls			
Ceiling			
Windows			
Screens			
Drapes/Blinds			
Doors/Trim			
Closet			
Floor			
Baseboards			
Light fixtures			
Stairs			

Hallway Location: _____

Notes: _____

Hallway #2

	Move-In Inspection	Initial Inspection	Final Inspection
Walls			
Ceiling			
Windows			
Screens			
Drapes/Blinds			
Doors/Trim			
Closet			
Floor			
Baseboards			
Light fixtures			
Stairs			

Hallway Location: _____

Notes: _____

Garage

	Move-In Inspection	Initial Inspection	Final Inspection
Walls			
Ceiling			
Windows			
Screens			
Doors/Trim			
Garage Door			
Opener			
Light fixtures			
Shelving			
Flooring			

Notes: _____

Front Porch

	Move-In Inspection	Initial Inspection	Final Inspection
Cover			
Walls			
Windows			
Screens			
Doors/Trim			
Railing			
Light fixtures			
Flooring			
Light fixtures			

Notes: _____

Move-In Landlord/Inspector: _____ Move-Out Landlord/Inspector: _____

Move-In Resident: _____ Move-Out Resident: _____
 Resident: _____ Resident: _____
 Resident: _____ Resident: _____
 Resident: _____ Resident: _____

Systems	Move-In Inspection	Initial Inspection	Final Inspection
Hot water heater			
Heater/Furnace			
Air Conditioner			
Thermostat			
HVAC Filter			
Smoke Detectors			
Carbon Monoxide Det.			

Notes: _____

Front Yard	Move-In Inspection	Initial Inspection	Final Inspection
Grass			
Trees			
Planters			
Driveway			
Walkway			
Sprinklers			
Fascia			
Building Exterior			
Roof			

Notes: _____

	Move-In Inspection	Initial Inspection	Final Inspection

Notes: _____

Back Patio	Move-In Inspection	Initial Inspection	Final Inspection
Cover			
Walls			
Windows			
Screens			
Doors/Trim			
Railing			
Light fixtures			
Flooring			
Light fixtures			

Notes: _____

Back Yard	Move-In Inspection	Initial Inspection	Final Inspection
Grass			
Trees			
Planters			
Driveway			
Walkway			
Sprinklers			
Fascia			
Building Exterior			
Roof			

Notes: _____

	Move-In Inspection	Initial Inspection	Final Inspection

Notes: _____

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:

- The compensation of a landlord for a tenant's default in the payment of rent.
- The repair of damages to the premises, exclusive of ordinary wear and tear, caused by the tenant or by a guest of licensee of the tenant.
- 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.
- 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.

The tenant has the right to request an initial inspection prior to moving out. This request must be initiated by the tenant. The Owner/Agent is not responsible for reminding the tenant of this option. 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 initial inspection may not be a comprehensive list of all deficiencies.

The tenant is responsible for remedy of any damages, beyond normal wear-and-tear, that occurred during their tenancy, regardless of whether those damages are noted on this form during the initial or final inspections. Tenant signatures on this form are not required for either the initial or final inspections.

Move-In Inspection:

Final Inspection:

Resident

Date

Resident

Date

Resident

Date

Resident

Date

Resident

Date

Resident

Date

Resident

Date

Resident

Date

Owner/Agent

Date

Owner/Agent

Date

Initial Inspection:

Owner/Agent

Date