

PRE-INSPECTION & CORRECTION NOTICE

(Per CC 1950.5(f) Pre-inspection
Prior to Move-out)

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TO _____
: _____

(include any and all known names of tenants, subtenants and all others in possession)
AND TO ANY AND ALL OTHER OCCUPANT(S), INCLUDING BUT NOT LIMITED TO DOES 1 THROUGH 10, INCLUSIVE.

Address of Premises:

_____ Apt. No. _____
_____ ZIP: _____

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 of the landlord. Civil Code Section 1950.5(d)

As used in this section, "security" means any payment, fee, deposit or charge, including, but not limited to, any payment, fee, deposit or charge, except as provided in Section 1950.6, that is imposed at the beginning of the tenancy to be used to reimburse the landlord for costs associated with processing a new tenant or that is imposed as an advance payment of rent, 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 as 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. Civil Code Section 1955(b).

The following is a listing of all items the undersigned was unable to discover during the inspection requested by you, which require correction and may result in deduction from your security deposit. We are unable to give actual cost estimates at this time. This listing does not include items that were not apparent upon your requested inspection, and your final security deposit accounting may differ.

SEE ATTACHED FORM ENTITLED "TENANT'S MOVE IN AND OUT INSPECTION CHECK LIST" FOR A DETAILED LIST OF ITEMS NEEDING CORRECTION

DATED: _____

Owner/Agent (Signature)

(Give one copy to the tenant who accompanies you on the inspection, or if no one does, leave one copy in an obvious and prominent place in the unit, such as on the kitchen counter.)

TENANT'S MOVE IN AND OUT CONDITION CHECK LIST

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(2 Pages)

(Form first Completed by Landlord, Next, Tenant(s) fill out Comments & Sign at bottom, **Original to Landlord and Copy to Tenant(s)**)

Tenant Name(s):

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Address & Apt. No.:

City:

State:

Zip:

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Move-in Date:

Inspection Date:

Time:

By:

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Move-Out Date:

Inspection Date:

Time:

By:

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Unless otherwise noted, the premises are clean, in good working order and undamaged. Use the key codes provided.

KEY NC - needs cleaning, NP - needs painting, RP - needs replacing, NR - needs repair, NSC - needs spot cleaning,

CODES: NSP - needs spot painting, S - scratched, Other:

LIVING ROOM	Move-In	Move-Out	Est. Cost
FLOOR			
WALLS			
CEILING			
DOORS			
WINDOWS			
SCREENS			
SHADES			
CLOSET			
ELEC FIXTURES			
LIGHT BULBS			

KITCHEN	Move-In	Move-Out	Est. Cost
FLOORS			
WALLS			
CEILING			
DOORS			
WINDOWS			
CURTAIN			
SCREENS			
CABINETS			
DRAWERS			
SINK/FAUCET			
SINK AREA			
COUNTERS			
FAN/LIGHT			
ELEC FIXTURES			
LIGHT BULBS			

REFRIGERATOR	Move-In	Move-Out	Est. Cost
INSIDE/PARTS			
OUTSIDE			
LIGHT			

STOVE/OVEN	Move-In	Move-Out	Est. Cost
STOVE (OUTSIDE)			
BURNERS			
VENT			
TIMER/CONTROLS			
OVEN SURFACES			
BROILER			
LIGHT			
OVEN RACKS			
DRIP PANS			

DISHWASHER	Move-In	Move-Out	Est. Cost
INSIDE/PARTS			
OUTSIDE			
CONTROLS			

BATH #1	Move-In	Move-Out	Est. Cost
FLOORS			
WALLS			
CEILING			
DOORS			
CABINETS			
DRAWERS			
SINK/FAUCET			
SHELVES			
MIRROR			
TOWEL RACK			
CAULKING			
COUNTER TOPS			
BOWL/SEAT			
TOWEL RACKS			
WINDOW			
ELEC FIXTURES			
LIGHT BULBS			

BATH #2	Move-In	Move-Out	Est. Cost
FLOORS			
WALLS			
CEILING			
DOORS			
CABINETS			
DRAWERS			
SINK/FAUCET			
SHELVES			
MIRROR			
TUB/SHOWER			
CAULKING			
COUNTER TOPS			
FAN			
BOWL/SEAT			
TOWEL RACKS			
WINDOW			
ELEC FIXTURES			
LIGHT BULBS			

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KEY NC - needs cleaning, NP - needs painting, RP - replace, NR - needs repair, NS - needs spot cleaning
CODES: NSP - needs spot painting, SC - scratched, Other: _____

BEDROOM #1	Move-In	Move-Out	Est. Cost
FLOOR			
WALLS			
CEILING			
DOORS			
WINDOWS			
SCREENS			
CLOSET			
SHADES/BLINDS			
ELEC FIXTURES			
LIGHT BULBS			

BEDROOM #2	Move-In	Move-Out	Est. Cost
FLOOR			
WALLS			
CEILING			
DOORS			
WINDOWS			
SCREENS			
CLOSET			
SHADES/BLINDS			
ELEC FIXTURES			
LIGHT BULBS			

BEDROOM #3	Move-In	Move-Out	Est. Cost
FLOOR			
WALLS			
CEILING			
DOORS			
WINDOWS			
SCREENS			
CLOSET			
SHADES/BLINDS			
ELEC FIXTURES			
LIGHT BULBS			

HALL/STAIRS/ENTRY	Move-In	Move-Out	Est. Cost
WALLS			
CEILING			
DRAPES/BLINDS			
CLOSET			
DOORS			
FLOOR			
WINDOWS			
SCREENS			
ELEC FIXTURES			
LIGHT BULBS			

DINING ROOM	Move-In	Move-Out	Est. Cost
WINDOWS			
SCREENS			
ELEC FIXTURES			
FLOORS			

FRONT PORCH	Move-In	Move-Out	Est. Cost
ELEC FIXTURES			
LIGHT BULBS			

BACK PORCH	Move-In	Move-Out	Est. Cost
ELEC FIXTURES			
LIGHT BULBS			

SERVICE PORCH	Move-In	Move-Out	Est. Cost
WALLS			
CEILING			
CLOSET/CABINETS			
WINDOWS			
SHADES/BLINDS			
SCREENS			
FLOOR			
DOOR			
ELEC FIXTURES			
LIGHT BULBS			

GARAGE /CARPORT	Move-In	Move-Out	Est. Cost
ELEC FIXTURES			
LIGHT BULBS			
DOOR			

MECHANICAL	Move-In	Move-Out	Est. Cost
HOT WATER HEATER			
SMOKE DETECTOR			
TRM STAT			
FURNACE			
A/C CONDITIONER			
AIR COND. FILTER			
PIPE JOINTS			

FRONT DOOR			
LAUNDRY ROOM			
MAIL BOX			

COMMENTS _____

Landlord and Tenant acknowledge that video and or photos (digital or otherwise) have been taken of the premises condition and that the landlord will keep the original in his possession. The tenant may keep his own set and at his or her expense.

I/We (the tenant(s)) understand that unless otherwise noted, all discrepancies will be the tenant's responsibility and will be deducted from the security deposit at time of move out.

Date: _____

 Tenant's Signature

Date: _____

 Tenant's Signature

Date: _____

 Tenant's Signature

Date: _____

 Tenant's Signature

Date: _____

 Tenant's Signature

Date: _____

 Tenant's Signature

Date: _____

 Tenant's Signature

Date: _____

 Landlord/Agent Signature

Tenant's Forwarding Address:

