1) Move-In, 2) Pre-Walk-Through & 3) Final Move-Out Inspection Form

Resident Name(s) :		Move-in Date:	
Rental Unit Address:	Shell Beach, CA 93449	Move-out Date:	
	F	Forwarding Address: Street:	
		(When Moving-out): City:	7in·

Welcome and thank you for choosing to rent from us. Please, make a comment in each of the following items below on the (MOVE-IN) column area only, of the rental unit to confirm with us; that each is in satisfactory condition prior to moving in. Non-commented "Left Blank" is considered satisfactory condition and/or not returning this form will be considered satisfactory condition. Any additional notes to this list must be submitted to management within 3-5 days of the date of this checklist. Thank you for you cooperation.

Dining Rm	Move-In Notations	Pre-Walk Through	Move-Out Inspection	\$\$\$ Cost
Flooring				
Light fixtures				
Walls & Ceiling				
Ele plug/switch				
Door/hardware				
Window blinds				
Window/screen				
Other:				
Kitchen				
Flooring				
Counters				
Cabinets				
Microwave				
Stove/oven			 	
Refrigerator				
Dishwasher				
Sink & Facet				
Light fixtures				
Walls & Ceiling				
Drain/plumbing				
Ele plug/switch				
Other:				
Living Room			 	
Flooring				
Light fixtures				
Walls & Ceiling				
Ele plug/switch				
Window/screen				
Window blinds				
Commente				

Hallway	Move-In Notations	Pre-Walk Through	Move-Out Inspection	\$\$\$ Cost
Flooring				
Furance				
Thermostat				
Water heater				
Smoke alarm				
Light fixtures				
Washer/dryer			 	! ! !
Walls & Ceiling				
Ele plug/switch				
Other:				
Other:				
Bathrm #1				
Flooring				
Caulking				
Counters				
Tub facets				
Exhaust fan				
Shower/Tub				
Towel racks				
Toilet & Seat				
Sink & Facet				
Light fixtures				
Cabinet/linen				
Walls & Ceiling				
Drain/plumbing				
Med cab/mirror				
Ele plug/switch				
Door/hardware				
Other:				

Comments: ____

Bedroom #1	Move-In Notations	Pre-Walk Through	Move-Out Inspection	\$\$\$ Cost
Flooring				
Light fixtures				
Closet doors				
Smoke alarm				
Walls & Ceiling				
Ele plug/switch			! !	
Door/hardware				
Window/screen				
Window blinds				
Other:				
Bedroom #2				
Flooring				
Light fixtures				
Closet doors				
Smoke alarm				
Walls & Ceiling				
Ele plug/switch				
Door/hardware				
Window/screen				
Window blinds				
Other:				
Bedroom #3				
Flooring				
Light fixtures				
Closet doors				
Smoke alarm				
Walls & Ceiling				
Ele plug/switch				
Door/hardware				
Window/screen				
Window blinds				
Other:				

Bedroom #4	Move-In Notations	Pre-Walk Through	Move-Out Inspection	\$\$\$ Cost
Flooring				
Light fixtures				
Closet doors				
Smoke alarm				
Walls & Ceiling				
Ele plug/switch				
Door/hardware				
Window/screen				
Window blinds				
Bathrm #2				
Flooring				
Caulking				
Exhaust fan				
Shower/tub				
Toilet & Seat				
Sink & Facet				
Light fixtures				
Walls & Ceiling				
Drain/plumbing				
Ele plug/switch				
Door/hardware				
Med cab/mirror				
Sun Room				
Flooring				
Light fixtures				
Walls & Ceiling				
Ele plug/switch				
Door/hardware				
Window/screen				
Other Areas				
Outside yards				
Parking areas				
Storage areas				
Keys Returned				

1) MOVE-IN INSPECTION

We (Tenants) hereby acknowledge that we have inspected the above mentioned rental unit and have found everything to be in satisfactory condition except as stated otherwise. We understand that we are liable for any new damages that may occur during our occupancy. Receipt of a copy of this form is acknowledged by:

Resident	Date
Resident	Date
Owner	Date

2) PRELIMINARY WALK-THROUGH

Preliminary Walk-Through (AB2330) Must be conducted no sooner than 2-wks prior to the actual move-out date. Purpose of this inspection is to notify tenant what corrections must be done before actual move-out date. This gives residents the opportunity to restore property to its actual move-in condition to avoid deductions from their security deposit.

Resident	Date
Resident	Date
Owner	Date

3) FINAL INSPECTION

Under California State Law, Landlord may use a tenant's security deposit for; 4 purposes: 1) Cleaning rental unit when tenant moves out to make it as clean as when tenant first moved in; 2) For repairs or damages caused by tenants; 3) Replacement of personal property (keys, appliances, etc.) and 4) Unpaid rent.

Resident	Date
Resident	Date
Owner	Date



