

MOVE-IN / MOVE-OUT INSPECTION CHECKLIST

California — for use with security deposit documentation under Civil Code Section 1950.5

Tenant Name(s):	Unit / Apt #:
Rental Property Address:	
City:	Zip Code:
Move-In Date:	Move-Out Date:

For each item, note condition (e.g., “Good,” “Fair,” “Poor”) and describe any damage or wear in the Notes column.

Room / Area	Move-In Condition	Move-Out Condition	Notes / Damage
Living Room			
Dining Room			
Kitchen			
Bedroom 1			
Bedroom 2			
Bedroom 3			
Bathroom 1			
Bathroom 2			
Hallway / Stairs			
Closets / Storage			
Windows & Screens			
Walls & Paint			
Floors / Carpet			
Doors & Locks			
Light Fixtures & Switches			

MOVE-IN / MOVE-OUT INSPECTION CHECKLIST (continued)

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Room / Area	Move-In Condition	Move-Out Condition	Notes / Damage
Smoke & CO Detectors			
Appliances (Fridge, Stove, etc.)			
Plumbing Fixtures			
HVAC / Thermostat			
Exterior / Patio / Balcony			
Garage / Parking			
Keys / Remotes / Fobs			

Overall Condition Notes / Additional Comments:

Move-In Certification

Tenant Signature:

Date:

Landlord / Agent Signature:

Date:

Move-Out Certification

Tenant Signature:

Date:

Landlord / Agent Signature:

Date:

*This checklist is provided for general informational purposes and does not constitute legal advice. Under California Civil Code Section 1950.5, landlords must offer tenants an initial inspection before move-out upon request, with an itemized list of deficiencies. This checklist can help document unit condition at move-in and move-out to support that process and reduce security deposit disputes.
Generated by LeaseConnectPro — leaseconnectpro.app — California property management for small landlords.*