



PRE-MOVE OUT INSPECTION STATEMENT

(C.A.R. Form PMOI, Revised 4/03)

To: _____
and any other occupants ("Tenant") in possession of the premises located at:
(Street Address) _____ (Unit/Apartment #) _____
(City) _____ (State) _____ (Zip Code) _____ ("Premises").

1. Pursuant to California Civil Code § 1950.5, an inspection of the Premises was conducted by your landlord or the landlord's agent ("Landlord") on _____ (Date).
2. The purpose of this inspection was to identify deficiencies in the Premises that need to be remedied by you in order to avoid certain deductions from your security deposit.
3. The following individuals were present at the inspection: _____.
4. This Statement identifies items that need to be repaired or cleaned by you in order to avoid a deduction from your security deposit for those identified deficiencies.
5. You have an opportunity to remedy the identified deficiencies prior to the termination of your tenancy, **however, you may do so only in a manner consistent with the rights and obligations established in your lease or rental agreement. Before attempting to remedy any of the identified deficiencies, please read your lease or rental agreement, or ask your Landlord if you have any questions.**
6. If you do not remedy the identified deficiencies, the Landlord may use the identified deficiencies as a bases for making a deduction from you security deposit.
7. Even if you remedy the identified deficiencies, the Landlord may make deductions from your security deposit for deficiencies that: **(a)** occur between the time of the inspection in paragraph 1 and the termination of your tenancy; and **(b)** were not revealed during the inspection in paragraph 1 due to the presence of your possessions.
8. The use of a Tenant's security deposit is controlled by California Law. California Civil Code § 1950.5(b) states:

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 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.

9. California Civil Code § 1950.5(d) provides: "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."

I acknowledge receipt of a copy of each page of this Pre-Move Out Inspection Statement.

Tenant _____ Date _____
Tenant _____ Date _____
Tenant Forwarding Address _____

☐ Tenant was not present during the inspection. Landlord left a copy of this Pre-Move Out Inspection Statement at the Premises.

Landlord _____ Date _____
Address _____ City _____ State _____ Zip _____
Telephone _____ Fax _____ E-mail _____



When completing this form, check the Premises carefully and be specific in all items noted. Check the appropriate box:
S - SATISFACTORY/CLEAN O - OTHER *D - DEPOSIT DEDUCTION *if not corrected prior to move out

S O *D Comments

Front Yard/Exterior

Landscaping	☐	☐	☐	_____
Fences/Gates	☐	☐	☐	_____
Sprinklers/Timers	☐	☐	☐	_____
Walks/Driveway	☐	☐	☐	_____
Porches/Stairs	☐	☐	☐	_____
Mailbox	☐	☐	☐	_____
Light Fixtures	☐	☐	☐	_____
Building Exterior	☐	☐	☐	_____

Entry

Security/Screen Doors	☐	☐	☐	_____
Doors/Knobs/Locks	☐	☐	☐	_____
Flooring/Baseboards	☐	☐	☐	_____
Walls/Ceilings	☐	☐	☐	_____
Light Fixtures/Fans	☐	☐	☐	_____
Switches/Outlets	☐	☐	☐	_____

Living Room

Doors/Knobs/Locks	☐	☐	☐	_____
Flooring/Baseboards	☐	☐	☐	_____
Walls/Ceilings	☐	☐	☐	_____
Window Coverings	☐	☐	☐	_____
Windows/Locks/Screens	☐	☐	☐	_____
Light Fixtures/Fans	☐	☐	☐	_____
Switches/Outlets	☐	☐	☐	_____
Fireplace/Equipment	☐	☐	☐	_____

Dining Room

Flooring/Baseboards	☐	☐	☐	_____
Walls/Ceilings	☐	☐	☐	_____
Window Coverings	☐	☐	☐	_____
Windows/Locks/Screens	☐	☐	☐	_____
Light Fixtures/Fans	☐	☐	☐	_____
Switches/Outlets	☐	☐	☐	_____

Tenant's Initials () ()



S O *D Comments**Other Room**

Doors/Knobs/Locks	☐	☐	☐	_____
Flooring/Baseboards	☐	☐	☐	_____
Walls/Ceilings	☐	☐	☐	_____
Window Coverings	☐	☐	☐	_____
Windows/Locks/Screens	☐	☐	☐	_____
Light Fixtures/Fans	☐	☐	☐	_____
Switches/Outlets	☐	☐	☐	_____
_____	☐	☐	☐	_____
_____	☐	☐	☐	_____

Bedroom #

Doors/Knobs/Locks	☐	☐	☐	_____
Flooring/Baseboards	☐	☐	☐	_____
Walls/Ceilings	☐	☐	☐	_____
Window Coverings	☐	☐	☐	_____
Windows/Locks/Screens	☐	☐	☐	_____
Light Fixtures/Fans	☐	☐	☐	_____
Switches/Outlets	☐	☐	☐	_____
Closets/Doors/Tracks	☐	☐	☐	_____
_____	☐	☐	☐	_____
_____	☐	☐	☐	_____

Bedroom #

Doors/Knobs/Locks	☐	☐	☐	_____
Flooring/Baseboards	☐	☐	☐	_____
Walls/Ceilings	☐	☐	☐	_____
Window Coverings	☐	☐	☐	_____
Windows/Locks/Screens	☐	☐	☐	_____
Light Fixtures/Fans	☐	☐	☐	_____
Switches/Outlets	☐	☐	☐	_____
Closets/Doors/Tracks	☐	☐	☐	_____
_____	☐	☐	☐	_____
_____	☐	☐	☐	_____

Bedroom #

Doors/Knobs/Locks	☐	☐	☐	_____
Flooring/Baseboards	☐	☐	☐	_____
Walls/Ceilings	☐	☐	☐	_____
Window Coverings	☐	☐	☐	_____
Windows/Locks/Screens	☐	☐	☐	_____
Light Fixtures/Fans	☐	☐	☐	_____
Switches/Outlets	☐	☐	☐	_____
Closets/Doors/Tracks	☐	☐	☐	_____
_____	☐	☐	☐	_____
_____	☐	☐	☐	_____

Bedroom #

Doors/Knobs/Locks	☐	☐	☐	_____
Flooring/Baseboards	☐	☐	☐	_____
Walls/Ceilings	☐	☐	☐	_____
Window Coverings	☐	☐	☐	_____
Windows/Locks/Screens	☐	☐	☐	_____
Light Fixtures/Fans	☐	☐	☐	_____
Switches/Outlets	☐	☐	☐	_____
Closets/Doors/Tracks	☐	☐	☐	_____
_____	☐	☐	☐	_____
_____	☐	☐	☐	_____

Tenant's Initials (____) (____)



Bath # _____ S O *D Comments

Doors/Knobs/Locks	☐	☐	☐	
Flooring/Baseboards	☐	☐	☐	
Walls/Ceilings	☐	☐	☐	
Window Coverings	☐	☐	☐	
Windows/Locks/Screens	☐	☐	☐	
Light Fixtures	☐	☐	☐	
Switches/Outlets	☐	☐	☐	
Toilet	☐	☐	☐	
Tub/Shower	☐	☐	☐	
Shower Door/Rail/Curtain	☐	☐	☐	
Sink/Faucets	☐	☐	☐	
Plumbing/Drains	☐	☐	☐	
Exhaust Fan	☐	☐	☐	
Towel Rack(s)	☐	☐	☐	
Toilet Paper Holder	☐	☐	☐	
Cabinets/Counters	☐	☐	☐	

Bath # _____

Doors/Knobs/Locks	☐	☐	☐	
Flooring/Baseboards	☐	☐	☐	
Walls/Ceilings	☐	☐	☐	
Window Coverings	☐	☐	☐	
Windows/Locks/Screens	☐	☐	☐	
Light Fixtures	☐	☐	☐	
Switches/Outlets	☐	☐	☐	
Toilet	☐	☐	☐	
Tub/Shower	☐	☐	☐	
Shower Door/Rail/Curtain	☐	☐	☐	
Sink/Faucets	☐	☐	☐	
Plumbing/Drains	☐	☐	☐	
Exhaust Fan	☐	☐	☐	
Towel Rack(s)	☐	☐	☐	
Toilet Paper Holder	☐	☐	☐	
Cabinets/Counters	☐	☐	☐	

Bath # _____

Doors/Knobs/Locks	☐	☐	☐	
Flooring/Baseboards	☐	☐	☐	
Walls/Ceilings	☐	☐	☐	
Window Coverings	☐	☐	☐	
Windows/Locks/Screens	☐	☐	☐	
Light Fixtures	☐	☐	☐	
Switches/Outlets	☐	☐	☐	
Toilet	☐	☐	☐	
Tub/Shower	☐	☐	☐	
Shower Door/Rail/Curtain	☐	☐	☐	
Sink/Faucets	☐	☐	☐	
Plumbing/Drains	☐	☐	☐	
Exhaust Fan	☐	☐	☐	
Towel Rack(s)	☐	☐	☐	
Toilet Paper Holder	☐	☐	☐	
Cabinets/Counters	☐	☐	☐	

Tenant's Initials (____) (____)



S O *D Comments**Kitchen**

Flooring/Baseboards
Walls/Ceilings
Window Coverings
Windows/Locks/Screens
Light Fixtures
Switches/Outlets
Range/Fan/Hood
Oven(s)/Microwave
Refrigerator
Dishwasher
Sink/Disposal
Faucet(s)/Plumbing
Cabinets
Counters

☐	☐	☐
☐	☐	☐
☐	☐	☐
☐	☐	☐
☐	☐	☐
☐	☐	☐
☐	☐	☐
☐	☐	☐
☐	☐	☐
☐	☐	☐
☐	☐	☐
☐	☐	☐
☐	☐	☐
☐	☐	☐

Hall/Stairs

Flooring/Baseboards
Walls/Ceilings
Light Fixtures/Fans
Switches/Outlets
Closets/Cabinets
Railings/Banisters

☐	☐	☐
☐	☐	☐
☐	☐	☐
☐	☐	☐
☐	☐	☐
☐	☐	☐

Laundry

Faucets/Valves
Plumbing/Drains
Cabinets/Counters

☐	☐	☐
☐	☐	☐
☐	☐	☐

Systems

Furnace/Thermostat
Air Conditioning
Water Heater
Water Softener

☐	☐	☐
☐	☐	☐
☐	☐	☐
☐	☐	☐

Other _____

Tenant's Initials (____) (____)



S O *D Comments**Garage/Parking**

Garage Door	☐	☐	☐	_____
Other Door(s)	☐	☐	☐	_____
Driveway/Floor	☐	☐	☐	_____
Cabinets/Counters	☐	☐	☐	_____
Light Fixtures	☐	☐	☐	_____
Switches/Outlets	☐	☐	☐	_____
Electrical/Exposed Wiring	☐	☐	☐	_____
Window(s)	☐	☐	☐	_____
Other Storage/Shelving	☐	☐	☐	_____

Back/Side/Yard

Patio/Deck/Balcony	☐	☐	☐	_____
Patio Cover(s)	☐	☐	☐	_____
Landscaping	☐	☐	☐	_____
Sprinklers/Timers	☐	☐	☐	_____
Pool/Heater/Equipment	☐	☐	☐	_____
Spa/Cover/Equipment	☐	☐	☐	_____
Fences/Gates	☐	☐	☐	_____

Safety/Security

Smoke/CO Detector(s)	☐	☐	☐	_____
Security System	☐	☐	☐	_____
Security Window Bars	☐	☐	☐	_____

Personal Property**Keys/Remotes/Devices**

Keys	_____
Remotes/Devices	_____

☐ **Attached Supplement(s)** _____

Tenant's Initials (____) (____)

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