CertRent

Apartment move-in inspection checklist (California)

MOVE-IN INSPECTION CHECKLIST — [address, unit] — Date: [date]

For each item: note condition and photograph anything damaged, worn, or not working. Do this before you move in furniture, and keep copies of every photo with a timestamp.

Entry & living areas

[ ] Walls, ceiling, paint Notes: _____

[ ] Floors / carpet Notes: _____

[ ] Windows, screens, locks Notes: _____

[ ] Doors and locks Notes: _____

[ ] Outlets, switches, lights Notes: _____

Kitchen

[ ] Stove / oven Notes: _____

[ ] Refrigerator Notes: _____

[ ] Sink, faucet, under-sink Notes: _____

[ ] Cabinets and counters Notes: _____

[ ] Dishwasher / garbage disposal (if any) Notes: _____

Bathroom(s)

[ ] Toilet Notes: _____

[ ] Sink and faucet Notes: _____

[ ] Tub / shower, tiles, caulk Notes: _____

[ ] Ventilation / fan Notes: _____

Safety & systems

[ ] Smoke & CO detectors work Notes: _____

[ ] Heat / A/C Notes: _____

[ ] Water heater Notes: _____

[ ] Signs of pests, mold, or leaks Notes: _____

[ ] Other habitability issues (per Cal. Civil Code § 1941.1) Notes: _____

Deposit on file

Security deposit amount: $[amount] (capped at one month's rent for most tenancies — Cal. Civil Code § 1950.5(c))

Tenant signature: _____ Date: _____

Landlord/agent signature: _____ Date: _____

Keep a copy with your photos. Send a copy to your landlord by email or text so there's a timestamped record both sides can point to. If your landlord later claims damage you didn't cause, this checklist and your photos are your evidence — California law requires landlords to give you an itemized statement of any proposed deductions and, if you request it, a pre-move-

out inspection during the last two weeks of your tenancy so you can fix small issues yourself first (Cal. Civil Code § 1950.5(f)).