

Inventory Checklist

This Inventory for is for the protection of both the tenant and the landlord. You (the tenant) and the landlord or the landlord's agent should fill out the "Condition Upon Arrival" section of the form within three days of your moving in. If you request an initial inspection before you move out, you and your landlord or agent should conduct the initial inspection about two weeks before the end of the tenancy or lease term and fill out the "Conditions Upon Initial Inspection" section. As soon as possible after you have moved out, the landlord or agent should fill out the "Condition Upon Departure" section.

It's a good idea for you to be present during the final inspection, but the law does not require that you be present or that the landlord allow you to be present. The landlord or agent should sign a copy of this form following each inspection, and you should sign folloing each in spection for which you are both present. Both you and the landlord or agent should receive a copy of this form following each inspection. Be specific and check carefully when completeing this form. Among other things, look for dust, dirt, grease, stains, burns, and excessive wear.

	Item	Quantity	Picture	Condition Upon Arrival	Condition Upon Initial Inspection	Condition Upon Departure
				Note condition, including existing damage and wear and tear. Date:	Note deterioration beyond reasonable use and wear for which tenant is alleged to be responsible. Date:	Note deterioration beyond reasonable use and wear for which tenant is alleged to be responsible. Date:
Kitchen	Cupbpards					
	Floor Covering					
	Walls and ceiling					
	Counter surfaces					
	Stove, oven, range hood					
	Refridgerator					
	Sink and garbage disposal					
	Windows					
	Doors, including hardware					
	Light fixtures					

Adapted from the California Department of Consumer Affairs (2012)

	Item	Quantity	Picture	Condition Upon Arrival <small>Note condition, including existing damage and wear and tear.</small> Date:	Condition Upon Initial Inspection <small>Note deterioration beyond reasonable use and wear for which tenant is alleged to be responsible.</small> Date:	Condition Upon Departure <small>Note deterioration beyond reasonable use and wear for which tenant is alleged to be responsible.</small> Date:
Living Room	Floor Covering					
	Walls and ceiling					
	Windows					
	Doors, including hardware					
	Light fixtures					
Bathroom	Floor Covering					
	Walls and ceiling					
	Shower and tub					
	Toilet					
	Plumbing fixtures					
	Windows					
	Doors, including hardware					
	Light fixtures					
	Sink, vanity, medicine cabinet					

	Item	Quantity	Picture	Condition Upon Arrival <small>Note condition, including existing damage and wear and tear.</small> Date:	Condition Upon Initial Inspection <small>Note deterioration beyond reasonable use and wear for which tenant is alleged to be responsible.</small> Date:	Condition Upon Departure <small>Note deterioration beyond reasonable use and wear for which tenant is alleged to be responsible.</small> Date:
Hallways & other Areas	Floor Covering					
	Walls and ceiling					
	Closets including doors and tracks					
	Light fixtures					
	Furnace/AC filters					
	Patio, deck, yard, fencing					
	Other (Specify)					
Bedroom 1	Floor Covering					
	Walls and ceiling					
	Closets including doors and tracks					
	Windows					
	Doors, including hardware					
	Light fixtures					

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	Item	Quantity	Picture	Condition Upon Arrival <small>Note condition, including existing damage and wear and tear.</small> Date:	Condition Upon Initial Inspection <small>Note deterioration beyond reasonable use and wear for which tenant is alleged to be responsible.</small> Date:	Condition Upon Departure <small>Note deterioration beyond reasonable use and wear for which tenant is alleged to be responsible.</small> Date:
Bedroom 2	Floor Covering					
	Walls and ceiling					
	Closets including doors and tracks					
	Windows					
	Doors, including hardware					
	Light fixtures					
Bedroom 3	Floor Covering					
	Walls and ceiling					
	Closets including doors and tracks					
	Windows					
	Doors, including hardware					
	Light fixtures					

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Bedroom 4	Floor Covering					
	Walls and ceiling					
	Closets including doors and tracks					
	Windows					
	Doors, including hardware					
	Light fixtures					
Bedroom 5	Floor Covering					
	Walls and ceiling					
	Closets including doors and tracks					
	Windows					
	Doors, including hardware					
	Light fixtures					
Tenant Signature and Date						
Landlord Signature and Date						