



California Move-out Checklist

Rental property · room by room · print and fill in by hand

PROPERTY ADDRESS

UNIT

TENANT(S)

MOVE-IN DATE

MOVE-OUT DATE

LANDLORD / PROPERTY MANAGER

INSPECTION DATE

How to use (G = Good, F = Fair, P = Poor): bring the signed move-in checklist. Copy its marks into the In columns, then tick today's condition in the Out columns. In Notes, describe anything that changed since move-in and take dated photos of it. Collect keys and read the meters on the last page. Both sign and each keep a copy.

California rules at move-out (California Civil Code § 1950.5)

- **21-day deadline.** Within 21 calendar days after the tenant vacates and returns possession (weekends and holidays count), the landlord must return the full deposit, or the balance with a written, itemized statement of each deduction, its reason and its cost.
- **Pre-move-out inspection.** About two weeks before move-out, the tenant can request an initial inspection (§ 1950.5(f)). The landlord walks the unit and says what they would deduct for, while there is still time to clean or fix it.
- **Move-out photos (AB 2801, since April 1, 2025).** Within a reasonable time after possession is returned, and before any repair or cleaning the landlord will deduct for, the landlord must photograph the unit, then photograph the affected area again after the work.
- **Move-in photos (tenancies from July 1, 2025).** The landlord must photograph the unit immediately before or at the start of the tenancy. Compare today's condition against them, and against your own move-in record.
- **Photos and receipts go with the statement.** When a repair or cleaning deduction is claimed, the required photos go to the tenant with the itemized statement. Over \$125 in repair and cleaning deductions, copies of receipts or invoices are required too. Work not finished within the 21 days: a good-faith estimate, then the final documentation.
- **What can be deducted.** Unpaid rent; cleaning back to the move-in level of cleanliness; repair of damage beyond normal wear and tear; and an authorized lease obligation to restore, replace or return property. Normal wear and tear can't be charged.
- **Electronic return (AB 414, since January 1, 2026).** If the deposit or rent was paid electronically, the deposit generally must be returned electronically, unless the parties agree in writing on another method.
- **Bad faith.** A court can award up to twice the deposit in statutory damages, on top of the money withheld. A landlord who in bad faith fails to provide the required documentation can lose the right to withhold anything.

From PropInspect's California guide, last reviewed August 28, 2026: propinspect.net/security-deposit-laws/california. General information, not legal advice; read the guide and the statute for the conditions and exceptions.

California dates

KEYS RETURNED (THE 21 DAYS START)

DAY 21: DEPOSIT OR STATEMENT DUE

INITIAL INSPECTION REQUESTED

INITIAL INSPECTION HELD

Entry and hallways

ITEM	IN			OUT			NOTES: WHAT CHANGED
	G	F	P	G	F	P	
Front door, lock and deadbolt	☐	☐	☐	☐	☐	☐	
Doorbell / intercom	☐	☐	☐	☐	☐	☐	
Walls and paint	☐	☐	☐	☐	☐	☐	
Ceiling	☐	☐	☐	☐	☐	☐	
Floor	☐	☐	☐	☐	☐	☐	
Lights and switches	☐	☐	☐	☐	☐	☐	
Coat closet	☐	☐	☐	☐	☐	☐	
Stairs and railings (if any)	☐	☐	☐	☐	☐	☐	

Living and dining

ITEM	IN			OUT			NOTES: WHAT CHANGED
	G	F	P	G	F	P	
Walls and paint	☐	☐	☐	☐	☐	☐	
Ceiling	☐	☐	☐	☐	☐	☐	
Floor / carpet	☐	☐	☐	☐	☐	☐	
Windows, locks and screens	☐	☐	☐	☐	☐	☐	
Blinds / curtains	☐	☐	☐	☐	☐	☐	
Doors and handles	☐	☐	☐	☐	☐	☐	
Lights and switches	☐	☐	☐	☐	☐	☐	
Outlets	☐	☐	☐	☐	☐	☐	
Ceiling fan (if any)	☐	☐	☐	☐	☐	☐	
Thermostat, heating and AC	☐	☐	☐	☐	☐	☐	
Fireplace (if any)	☐	☐	☐	☐	☐	☐	

Kitchen

ITEM	IN			OUT			NOTES: WHAT CHANGED
	G	F	P	G	F	P	
Walls and paint	☐	☐	☐	☐	☐	☐	
Ceiling	☐	☐	☐	☐	☐	☐	
Floor	☐	☐	☐	☐	☐	☐	
Cabinets and drawers	☐	☐	☐	☐	☐	☐	
Countertops	☐	☐	☐	☐	☐	☐	
Sink, faucet and hot water	☐	☐	☐	☐	☐	☐	
Garbage disposal	☐	☐	☐	☐	☐	☐	
Stove, oven and burners	☐	☐	☐	☐	☐	☐	
Range hood: fan and light	☐	☐	☐	☐	☐	☐	
Refrigerator and freezer	☐	☐	☐	☐	☐	☐	

Kitchen (continued)

ITEM	IN			OUT			NOTES: WHAT CHANGED
	G	F	P	G	F	P	
Dishwasher	☐	☐	☐	☐	☐	☐	
Microwave	☐	☐	☐	☐	☐	☐	
Lights and outlets	☐	☐	☐	☐	☐	☐	
Windows and blinds	☐	☐	☐	☐	☐	☐	

Bedroom 1

ITEM	IN			OUT			NOTES: WHAT CHANGED
	G	F	P	G	F	P	
Door, lock and handle	☐	☐	☐	☐	☐	☐	
Walls and paint	☐	☐	☐	☐	☐	☐	
Ceiling	☐	☐	☐	☐	☐	☐	
Floor / carpet	☐	☐	☐	☐	☐	☐	
Windows, locks and screens	☐	☐	☐	☐	☐	☐	
Blinds / curtains	☐	☐	☐	☐	☐	☐	
Closet doors, shelves and rods	☐	☐	☐	☐	☐	☐	
Lights and switches	☐	☐	☐	☐	☐	☐	
Outlets	☐	☐	☐	☐	☐	☐	
Ceiling fan (if any)	☐	☐	☐	☐	☐	☐	

Bedroom 2

ITEM	IN			OUT			NOTES: WHAT CHANGED
	G	F	P	G	F	P	
Door, lock and handle	☐	☐	☐	☐	☐	☐	
Walls and paint	☐	☐	☐	☐	☐	☐	
Ceiling	☐	☐	☐	☐	☐	☐	
Floor / carpet	☐	☐	☐	☐	☐	☐	
Windows, locks and screens	☐	☐	☐	☐	☐	☐	
Blinds / curtains	☐	☐	☐	☐	☐	☐	
Closet doors, shelves and rods	☐	☐	☐	☐	☐	☐	
Lights and switches	☐	☐	☐	☐	☐	☐	
Outlets	☐	☐	☐	☐	☐	☐	
Ceiling fan (if any)	☐	☐	☐	☐	☐	☐	

Bedroom 3

ITEM	IN			OUT			NOTES: WHAT CHANGED
	G	F	P	G	F	P	
Door, lock and handle	☐	☐	☐	☐	☐	☐	
Walls and paint	☐	☐	☐	☐	☐	☐	
Ceiling	☐	☐	☐	☐	☐	☐	
Floor / carpet	☐	☐	☐	☐	☐	☐	
Windows, locks and screens	☐	☐	☐	☐	☐	☐	
Blinds / curtains	☐	☐	☐	☐	☐	☐	
Closet doors, shelves and rods	☐	☐	☐	☐	☐	☐	
Lights and switches	☐	☐	☐	☐	☐	☐	
Outlets	☐	☐	☐	☐	☐	☐	
Ceiling fan (if any)	☐	☐	☐	☐	☐	☐	

Bathroom 1

ITEM	IN			OUT			NOTES: WHAT CHANGED
	G	F	P	G	F	P	
Door, lock and handle	☐	☐	☐	☐	☐	☐	
Walls and paint	☐	☐	☐	☐	☐	☐	
Ceiling	☐	☐	☐	☐	☐	☐	
Floor	☐	☐	☐	☐	☐	☐	
Toilet: flush, leaks, seat	☐	☐	☐	☐	☐	☐	
Sink, faucet and drain	☐	☐	☐	☐	☐	☐	
Vanity and cabinets	☐	☐	☐	☐	☐	☐	
Mirror / medicine cabinet	☐	☐	☐	☐	☐	☐	
Tub / shower and drain	☐	☐	☐	☐	☐	☐	
Tile, grout and caulk	☐	☐	☐	☐	☐	☐	
Exhaust fan	☐	☐	☐	☐	☐	☐	
Towel bars, hooks and holders	☐	☐	☐	☐	☐	☐	
Lights and outlets	☐	☐	☐	☐	☐	☐	

Bathroom 2

ITEM	IN			OUT			NOTES: WHAT CHANGED
	G	F	P	G	F	P	
Door, lock and handle	☐	☐	☐	☐	☐	☐	
Walls and paint	☐	☐	☐	☐	☐	☐	
Ceiling	☐	☐	☐	☐	☐	☐	
Floor	☐	☐	☐	☐	☐	☐	
Toilet: flush, leaks, seat	☐	☐	☐	☐	☐	☐	
Sink, faucet and drain	☐	☐	☐	☐	☐	☐	
Vanity and cabinets	☐	☐	☐	☐	☐	☐	

Bathroom 2 (continued)

ITEM	IN			OUT			NOTES: WHAT CHANGED
	G	F	P	G	F	P	
Mirror / medicine cabinet	☐	☐	☐	☐	☐	☐	
Tub / shower and drain	☐	☐	☐	☐	☐	☐	
Tile, grout and caulk	☐	☐	☐	☐	☐	☐	
Exhaust fan	☐	☐	☐	☐	☐	☐	
Towel bars, hooks and holders	☐	☐	☐	☐	☐	☐	
Lights and outlets	☐	☐	☐	☐	☐	☐	

Laundry

ITEM	IN			OUT			NOTES: WHAT CHANGED
	G	F	P	G	F	P	
Washer	☐	☐	☐	☐	☐	☐	
Dryer and dryer vent	☐	☐	☐	☐	☐	☐	
Hookups and hoses (no leaks)	☐	☐	☐	☐	☐	☐	
Utility sink (if any)	☐	☐	☐	☐	☐	☐	
Floor and walls	☐	☐	☐	☐	☐	☐	
Shelves and cabinets	☐	☐	☐	☐	☐	☐	

Exterior, garage and yard

ITEM	IN			OUT			NOTES: WHAT CHANGED
	G	F	P	G	F	P	
Front and back doors (outside)	☐	☐	☐	☐	☐	☐	
Patio, balcony or deck	☐	☐	☐	☐	☐	☐	
Yard and landscaping	☐	☐	☐	☐	☐	☐	
Fences and gates	☐	☐	☐	☐	☐	☐	
Exterior lights	☐	☐	☐	☐	☐	☐	
Garage door and opener	☐	☐	☐	☐	☐	☐	
Garage floor and walls	☐	☐	☐	☐	☐	☐	
Parking space	☐	☐	☐	☐	☐	☐	
Mailbox	☐	☐	☐	☐	☐	☐	
Trash and recycling bins	☐	☐	☐	☐	☐	☐	

Safety

ITEM	IN			OUT			NOTES: WHAT CHANGED
	G	F	P	G	F	P	
Smoke detectors: test each one	☐	☐	☐	☐	☐	☐	
Carbon monoxide detectors: test each one	☐	☐	☐	☐	☐	☐	
Fire extinguisher: charged, in date	☐	☐	☐	☐	☐	☐	
Window locks	☐	☐	☐	☐	☐	☐	
Exterior door deadbolts	☐	☐	☐	☐	☐	☐	
Signs of pests, leaks or mold	☐	☐	☐	☐	☐	☐	

Keys, remotes and fobs

ITEM	GIVEN AT MOVE-IN	RETURNED	NOTES
Front door keys			
Back / side door keys			
Mailbox keys			
Garage door remotes			
Building or gate fobs / cards			
Other:			

Meter readings

METER	MOVE-IN READING	MOVE-OUT READING	NOTES
Electric meter			
Gas meter			
Water meter			

Other notes

Signatures

We walked through the property together at move-out on the date below. Signing records the condition marked on this checklist; note anything you disagree with above.

TENANT NAME (PRINT)	SIGNATURE	DATE
TENANT NAME (PRINT)	SIGNATURE	DATE
LANDLORD / PROPERTY MANAGER NAME (PRINT)	SIGNATURE	DATE
TENANT FORWARDING ADDRESS		

A general checklist, not legal advice. Some states and cities set their own move-in and move-out rules or forms; check what applies to your rental.

Prefer photos? Fill it in with photos and video — first inspection free at propinspect.net