

Notice Of Tenants Right to Inspection

Pursuant to civil code 1950.5 you have the right to request a move out pre inspection from the landlord prior to the termination of your tenancy. This pre inspection is for the purpose of giving you an opportunity to remedy possible deductions from your security deposit.

Attached is a statement of tenant's rights and inspection checklist. Should you want an agent from our office to inspect your rental unit please set up an appointment with our office staff.

** Note that most tenants are charged for at least some cleaning. Most tenants are so busy moving out that they do not pay attention to detail when cleaning. You must return the unit to the same level of cleanliness it was in upon occupancy. This includes in most cases professional carpet cleaning, as per your rental contract.**

Thank You,

**California Property Services
1200 Price St.
Pismo Beach, Ca. 93449
Phone 773-3433
Fax 773-1884**

Statement Of Inspection Prior To Vacating

The use of a tenant's security deposit is controlled by California Law. California Civil Code 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 of the premises, exclusive of ordinary wear and tear, caused by the tenant or a guest.
- 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.
- 4) To remedy future defaults by the tenant in any obligation under the rental agreement to restore, replace or return any personal property or appurtenances, exclusive of ordinary wear and tear, if the security deposit is authorized to be applied thereto by the rental agreement.

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
In order to avoid a deduction from your security deposit, you must repair or clean the items identified below prior to the termination of your tenancy.

Exterior:

Yard Cleanup Debris Removed Lawn Mowed Weeds Removed Clean Walks & Patios
 Driveway/ Carport/Garage Cleanup Oil Removed Debris Removed
 Roof Damage from Satellite Dish Dish Removal Roof Repair

Interior:

Cleaning Bathrooms Kitchen Windows Blinds Flooring
 Professional Carpet Cleaning Fireplace Heater Cabinets

Damage Carpet Linoleum Flooring Wall Marks Fill Nail Holes/Holes Missing/Damaged Towel Bars
 Unauthorized Paint Ceiling Holes Ceiling damage Missing Fixtures
 Missing/Damaged Window Screens Cracked Window Glass Damaged Doors
 Remove Tenant Installed Drapes&Rods Light Bulbs Missing Smoke Detector Batteries

Notes _____

**** Due to tenant occupancy and furnishings, additional work may be required over and above items listed above upon tenant vacating the unit****

Unit Address _____ Inspection Date _____

Tenants _____

Inspection Done By _____ for
California Property Services
1200 Price St.
Pismo Beach, Ca. 93449
Phone 773-3433

