

Spectrum Real Estate Services, Inc.

APARTMENT NAME

Apt #

INITIAL INSPECTION STATEMENT

As Itemized below, Owner proposed to deduct the costs of: (a) Renter defaults under the Rental Agreement, (b) repair of damage to Premises, (c) cleaning of the Premises, and/or (d) restoration, replacement or return of personal property or appurtenances in the Premises from Renter's Security Deposit once these costs have been determined, for the reasons set forth in California Civil Code Section 1950.5 which provides that Owner may deduct:

- (A) (1) The compensation of Owner for Renter's default in the payment of Rent;
 - (2) The repair or damage to the premises, exclusive of ordinary wear and tear, caused by Renter or by a guest or licensee or Renter;
 - (3) The cleaning costs of the Premises upon termination of the tenancy necessary to return it to the same level of cleanliness it was in at the inception of the Tenancy;
 - (4) To remedy defaults by Renter in any obligation under the Rental Agreement to restore, replace or return appurtenances, exclusive of ordinary war and tear, if the Security Deposit is authorized to be applied thereto by the Rental Agreement or Security Deposit Agreement.
-
- (B) (1) In addition, any Security Deposit shall be held by Owner for the Renter who is a party to the Lease Rental Agreement. The claim of a Renter for a Security Deposit refund shall be prior to the claim of any creditor of the Owner.

Itemized damages, cleaning or restoration, replacement or repair of personal property or appurtenances in or to the Premises not including costs thereof, are as follows:

1. Remove nails or hangers from walls and/or woodwork.
2. Have all nail and other holes in the walls and ceiling patched and filled to a professionally paintable condition **
3. Remove all marks from walls.
4. Complete Re-paint*
5. Partial Re-paint * _____
6. Touch up Re-paint * _____
7. Remove all trash and furniture from apartment, balcony and/or patio.
8. Clean stove including top of stove, broiler inside of oven and oven hood
9. Empty and clean all cupboards and drawers including the medicine cabinets.
10. Clean and scrub showers and tubs

Spectrum Real Estate Services, Inc.

APARTMENT NAME

11. Remove affixed object or decorative stickers from showers and tubs
- 12 Clean all sinks and countertops
13. Clean Toilet bowl, top and base until free from stains, and with no affixed objects
14. Clean windows inside and out unless the outside is unreachable.
15. Steam clean carpets.
16. Mop and clean all linoleum floors until free of dirt and stains.
18. Empty and clean garage or carport
19. Clean garage or carport floor of all oil, grease and stains.
17. Replace all broken or damaged fixtures regardless of size.

OTHER

Renter shall have the option to remedy any damage or uncleanliness in the Premises and to restore, replace or return of personal property or appurtenances therein, itemized by Owner in the Initial Inspection Statement, up to the date of termination and, if the Renter chooses so to do, Renter shall have the obligation to hire licensed and insured professionals approved in writing in advance by Owner of any work to be done in or on the Premises, to remedy damage or uncleanliness or to restore, replace, repair or return any personal property or appurtenances in or to the Premises.

Dated: _____

SPECTRUM REAL ESTATE SERVICES, INC.
Agent for Owner

MANAGER NAME

Manager

APARTMENT NAME

* Any wall, ceiling or other or woodwork which is not totally clean and free of marks must be painted to professional standards using only the color and grade of paint approved by Spectrum Real Estate Services, Inc. Management.

** Re: filling and patching holes

DO NOT just purchase a can of spackle and putty in the spackle to fill up the hole caused by nails and other hanging objects. This do-it-yourself approach often makes matters worse for the painter who will have to sand down the spackle to make the wall surface paintable to a professional condition. Often the do-it-yourself approach results in

Spectrum Real Estate Services, Inc.

APARTMENT NAME

the painter having to paint the entire wall instead of just doing a simple and inexpensive “touch up” which could have been done if the painter had done the patching instead of the tenant. So be advised that if you are going to patch the holes yourself you should consult with a professional first as you could be creating more problems (and more money out of your security deposit) if the job is not done to professional standards.