

# NOTICE OF RESIDENT'S OPTION TO REQUEST AN INITIAL INSPECTION OF THE RENTAL UNIT



Dear Resident,

1. You are hereby notified that you have the legal right to request an initial inspection of your unit & you have the right to be present during the inspection.
2. Upon your request, Owner/Agent will make an initial inspection of your unit at a reasonable time, but no earlier than 2 weeks before the termination of your tenancy or at the end of the lease date.
3. The purpose of this inspection is to allow you the opportunity to correct any deficiencies in the unit to avoid deductions from your security deposit.
4. You may not make any repairs to the unit that are prohibited by the Rental Agreement/Lease.
5. An itemized statement specifying the repairs or cleaning that are proposed to be the basis for deductions from the security deposit shall be given to you. If you are present for the inspection, the statement will be given to you or shall be left inside the premises. This will not be a final accounting of deductions from the security deposit.
6. You may make the corrections (that are not prohibited by the Rental Agreement/Lease or by law) during the period following the inspection through the termination of the tenancy in order to avoid deductions from your security deposit.
7. You have the right to be present during the inspection; however, the inspection may take place in your absence with your consent.
8. No later than 3 weeks (21 days) after Owner/Agent has regained possession of the premises, Owner/Agent will provide you with an itemized disposition of the security deposit, including the basis for & the amount of any security deposit received & the dispositions of the security deposit & Owner/Agent will return any remaining portion of the security deposit to you.
9. State law permits former tenants to reclaim abandoned personal property left at the former address of the resident, subject to certain conditions. You may or may not be able to reclaim property without incurring additional costs, depending on the cost of storing the property & the length of time before it is reclaimed. In general, these costs will be lower the sooner you contact your former landlord after being notified that the property belonging to you was left behind when you moved out.

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Please check the appropriate boxes below, sign the form, and return it to Owner/Agent at the address listed above. Please return this form to Owner/Agent within 3 days of receipt.

***(Check only one option below)***

- ☐ I decline the initial inspection.
- ☐ I request the initial inspection of my unit & I wish to be present.
- ☐ I request the initial inspection of my unit, but I will not be present.

***Resident's Contact Information for Arranging the Inspection:***

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ / Email: \_\_\_\_\_

***(If requesting initial inspection, check only one option below)***

- ☐ I waive my right to 48 hours' notice by Owner/Agent prior to their entry of the unit to perform the initial inspection, as allowed by Civil Code, Section 1950.5(f)(1).
- ☐ I want Owner/Agent to provide 48 hours' notice prior to their entry of the unit to perform the initial inspection.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Resident's Signature

Please email the completed forms & requirements to: [maintenance@premiumpd.com](mailto:maintenance@premiumpd.com).

Updated 03/23/2021