

Move In / Move Out Inspection Report

Property Address:				
Remarks (if other than good)				
Kitchen				
Door				
Refrigerator				
Oven / Stove				
Sink				
Cabinets				
Light fixtures				
Window(s)				
Walls				
Floor				
Living / Dining	Living Room	Dinning Room		
Walls				
Carpet				
Doors				
Blinds				
Light Fixtures				
Hallway(s) / Rooms	1	2	3	4
Walls / Doors				
Carpet				
Doors				
Light Fixtures				
Closets				
Bedroom(s)	Master	2 nd	3 rd	4 th
Walls / Doors				
Carpet				
Doors				
Windows				
Light Fixtures				
Closets				
Bathroom(s)	1 st / Master	2 nd	3 rd	
Walls / Doors				
Floor				
Sink				
Tub / Shower				
Light Fixtures				
Closets				
Toilet				
Sink				
Miscellaneous				
Washer				
Dryer				
Smoke Detector(s)				
Thermostat(s)				
Other				

LESSEE: _____

Date: _____

Date: _____

LESSOR: _____

Date: _____

DRUG-FREE HOUSING ADDENDUM

In consideration of the execution or renewal of a lease of the Premises identified in the lease, Lessor and Lessee agree as follows:

1. Lessee, any member of the Lessee's household, or a guest or other person under the Lessee's control shall not engage in criminal activity, including drug-related criminal activity, on or near the premises. "Drug-related criminal activity" means the illegal manufacture, sale, distribution, use or possession with intent to manufacture, sell, distribute, or use, of a controlled substance (as defined in section 102 of the Controlled Substances Act (21 U.S.C. 802)).
2. Lessee, an member of the Lessee's household, or a guest or other person under the Lessee's control **shall not engage in any act intended to facilitate criminal activity**, including drug-related criminal activity, on or near project Premises.
3. Lessee or member of the household **will not permit the Premises to be used for, or to facilitate, criminal activity**, including drug-related criminal activity, regardless of whether the individual engaging in such activity is a member of the household or a guest.
4. Lessee or member of the household will not engage in the manufacture, sale, or distribution of illegal drugs at any location, whether on or near Premises or otherwise.
5. Lessee, any member of the Lessee's household, or a guest or other person under the Lessee's control **shall not engage in act of violence or threats of violence**, including, but not limited to, the unlawful discharge of firearms, on or near the Premises.
6. **VIOLATION OF THE ABOVE PROVISIONS SHALL BE A MATERIAL VIOLATION OF THE LEASE AND GOOD CAUSE FOR TERMINATION OF TENANCY**. A single violation of any of the provisions of this addendum shall be deemed a serious violation and a material noncompliance with the lease. It is understood and agreed that a single violation shall be good cause for termination of the lease. Unless otherwise provided by law, proof of violation shall not require criminal conviction, but shall be by a preponderance of the evidence.
7. In case of conflict between the provisions of this addendum and any other provisions of the lease, the provisions of the addendum shall govern.
8. This lease Addendum is incorporated into the lease executed or renewed this day between Lessor and Lessee.

SMOKE DETECTOR ADDENDUM

In consideration of the execution or renewal of a lease of the dwelling unit identified in the lease, Lessor and Lessee agree as follows:

1. Lessee is renting from the Lessor the premises.
2. This agreement is an Addendum and part of the Lease between Lessor and Lessee.
3. The Premises is equipped with a smoke detection devices.
4. Lessee acknowledges the smoke detectors were tested and operational at time of commencement of this Lease.
5. Each Lessee shall perform the manufacture's recommended test to determine if the smoke detectors are operating properly at least once a week.
6. Lessee understands that said smoke detectors are battery operated units and it shall be each Lessee's responsibility to:
 - A. ensure that the battery are in operating condition at all times.
 - B. replace the battery as needed; and
 - C. if, after replacing the batteries, smoke detector(s) do not work, inform Lessor immediately in writing.
7. Lessee(s) must inform the Lessor immediately in writing of any defect, malfunction or failure of any detector(s).

FACTS ABOUT RENTER'S INSURANCE

The purpose of this letter is to inform you concerning insurance coverage so that you can protect yourself against loss, and to help prevent misunderstanding about the Lessor's insurance coverage. It is not an effort by the Lessor/management to change responsibilities – that is done by the state legislature and the courts.

1. THE LESSOR IS NOT legally responsible for loss to the Lessee's personal property, possessions, or personal liability, and LESSOR'S INSURANCE WILL NOT COVER such losses or damages.
2. The Lessor's insurance company may have the right to attempt (under the "subrogation clause") to recover from the Lessee(s) payments made under Lessor's policy for damages or injury to Lessor's property that is caused by Lessee, Lessee's guest(s) or child(ren).
3. The following is a non-exhaustive list of possible misfortunes you could be held legally responsible for:
 - A. Your babysitter injures him/herself in you apartment.
 - B. Your defective electrical extension cord starts a fire which causes damage to the building and your personal property and/or the personal property of others.
 - C. A friend is injured while helping you slide out your refrigerator so you can clean behind it.
 - D. While fixing your television set, a repair person hired by you is injured when they slip on the floor you have just waxed.
 - E. Your locked car is broken into and your personal property, and that of a friend, is stolen.
 - F. A burglar breaks your front door lock and steals your valuables or personal property.
 - G. Damages resulting from waterbed leaks or fire.
 - H. Negligence in the operation of your appliances causing flood, fire, or other damage to your apartment or those around you.
 - I. Damage to your vehicle while parked in the community.
4. If you desire to protect yourself and your property against loss, damage, or liability, the Lessor strongly recommends you consult with your insurance agent and obtain appropriate coverage for fire, theft, liability, workers' compensation and other perils.

An Important Notice About Pool Safety

Approved pursuant to Arizona Revised Statutes §36-1681(E) and ADHS Rule R9-3-101

Drowning is a serious threat to young children in Arizona. Young children also suffer from a high number of near drownings that may lead to permanent, severe disability. Most of these incidents occur in the child's own backyard swimming pool. These tragedies must be stopped. To that end, the Arizona Legislature has passed a law requiring that new occupants of dwellings with pool and persons having a pool installed receive this safety message about steps to prevent drownings and the legal responsibilities of pool ownership.

State of Arizona law requires a barrier between the house and pool

"Pool" means an in-ground or above-ground swimming pool or other contained body of water 18 or more inches in depth, wider than 8 feet and intended for swimming.

This law applies to homes with both a child under 6 years of age and a pool built after June 1, 1991. This law aims to impede children's access to their own pools. Likewise all pools must have a barrier to keep out uninvited neighborhood children.

Unless a local code provides otherwise (Phoenix, Peoria, Tucson and some other cities and unincorporated areas of Maricopa, Pima, and Pinal counties have different pool barrier requirements. Check your City and County Governments to see if they have adopted different pool barrier requirements), the barrier must:

- Entirely enclose the pool area.
- Be at least 5 feet high, measured on the outside of the barrier.
- Not have openings, handholds, or footholds that can be used to climb the barrier. Wire mesh or chain link fences shall have a maximum mesh size of 1.75 inches measured horizontally.
- Have no openings through which a sphere 4 inches in diameter can pass. Horizontal components of any barrier shall be spaced not less than 45 inches apart measured vertically or shall be placed on the pool side of the barrier which shall have no openings greater than 1.75 inches measured horizontally.
- Be at least 20 inches from the water's edge.
- Prevent direct access from the house to the pool.

Gates must be self-closing and self latching with the latch located at least 54 inches above the ground or on the pool side with a release mechanism at least 5 inches below the top of the gate and no opening greater than ½ inch within 24 inches of the release mechanism to be secured by a padlock or similar device which requires a key, electronic opener or integral combination which can have the latch at any height. Gates must open outward from the pool.

If a wall of the home forms part of the barrier, one of the following must be used:

- A barrier at least 4 feet high between the home and the pool which otherwise meets all of the requirements for a barrier set forth above.
- A motorized, safety pool cover which does not require manual operation other than the use of a key switch which meets the American Society of Testing and materials (ASTM) emergency standard 13-89 (now ASTM #F 1346-91).
- Self-latching devices on all doors with direct access to the pool. Such latches shall meet the requirements for latches on self-closing gates set forth above.

- Emergency escape or rescue windows from sleeping rooms with access to the pool shall be equipped with a latching device not less than 54 inches above the floor. All other openable dwelling unit or guest room windows with similar access shall be equipped with a screwed-in-place wire mesh screen or a keyed lock that prevents opening the window more than 4 inches or a latching device located not less than 54 inches above the floor.

An above-ground swimming pool shall have non-climbable exterior sides which are a minimum height of 4 feet. Any access ladder or steps shall be removable without tools and secured in an inaccessible position with a latching device not less than 54 inches above the ground when the pool is not in use.

Supervision is the key to prevent drownings.

Never leave children unsupervised in the pool or inside the pool area – not even for a second!

Inform guests to your home of the importance of closely watching children around water. At parties, make sure someone is always watching the children around the pool.

Don't count on barriers to keep children from reaching the pool. No barrier is foolproof. Barriers only slow a child's access to the pool.

In case of an emergency: act immediately

- Shout for help.
- Pull the child out of the water.
- Take the child to the phone and dial 911 (or the local emergency number) for help.
- Check airway and breathing. If needed, start CPR immediately. CPR can save lives and prevent serious injury.

Other smart tips to protect children around water:

DON'T:

- Don't keep toys, tricycles or other playthings in the pool area. Also remove items that a child could use to climb over the barrier.
- Don't be distracted by phone calls, doorbells, or chores while children are in the pool. Your full attention should be on the children.
- Don't rely on swimming lessons or "floaties" to protect your children.
- Don't prop gates open.

DO:

- Attend a CPR class. All family members and babysitters should know CPR. For the nearest class contact your local fire department.
- Post 911 (or local emergency number) on all phones.
- Learn water rescue. Keep life saving equipment mounted near the pool, especially if you can't swim.
- Lock passageways (such as pet doors) leading to the pool.
- Inspect latches and gates regularly; keep them in working order.
- Set a good example. Insist on safety around the pool.