

LIFETIME PROPERTY MANAGEMENT

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Move-Out Inspection Checklist

PRE-INSPECTION PREPARATION

- ☐ Review move-in inspection report and photos
- ☐ Gather comparison documentation (photos, videos)
- ☐ Schedule inspection within 24-48 hours of move-out
- ☐ Prepare camera/phone for new photos
- ☐ Bring flashlight, outlet tester, clipboard

EXTERIOR COMPARISON

- ☐ Siding/walls: Compare to move-in condition, note new damage
- ☐ Landscaping: Check lawn, plants, irrigation system
- ☐ Fencing/gates: Note any damage beyond normal wear
- ☐ Driveway/walkways: Check for new stains, cracks
- ☐ Garage door: Test operation, compare to original condition

KITCHEN ASSESSMENT

- ☐ Cabinets: Check all doors, drawers, hardware, interior
- ☐ Countertops: Document any burns, cuts, stains, chips
- ☐ Appliances: Test all, check cleanliness, compare serial numbers
- ☐ Sink/faucet: Check for damage, leaks, cleanliness
- ☐ Floors: Note damage beyond normal wear and tear
- ☐ Cleanliness: Assess overall cleaning quality

BATHROOMS ASSESSMENT

- ☐ Toilet: Check for damage, staining, proper function
- ☐ Shower/tub: Inspect caulking, tile, grout, fixtures
- ☐ Vanity/sink: Check for chips, stains, water damage
- ☐ Mirrors/medicine cabinets: Note any cracks or damage
- ☐ Exhaust fan: Test operation
- ☐ Cleanliness: Check for mold, mildew, soap scum

BEDROOMS & LIVING AREAS

- ☐ Floors: Document stains, damage beyond normal wear
- ☐ Walls: Check for holes, unauthorized paint, marks
- ☐ Windows: Test operation, check screens, locks
- ☐ Closets: Inspect shelving, rods, doors
- ☐ Light fixtures: Test all, note missing bulbs

SECURITY DEPOSIT DEDUCTIONS

- ☐ Document damage beyond normal wear and tear
- ☐ Photograph all damage with timestamps
- ☐ Get repair estimates for significant damage
- ☐ Calculate cleaning costs if not professionally cleaned
- ☐ Note any missing items (keys, remotes, fixtures)
- ☐ Prepare itemized deduction list within 21 days (CA)

FINAL DOCUMENTATION

- ☐ Complete written inspection report
- ☐ Take 50+ comparison photos
- ☐ Tenant signature if present (optional but recommended)
- ☐ Collect all keys, garage remotes, access devices
- ☐ Document forwarding address for deposit return
- ☐ File all documentation with move-in records

