

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

