

Move-Out Inspection Guidelines

The Move-out inspection is predicated on the Move-in inspection. Please be sure and correct any items that do not conform to the initial inspection and are not caused by reasonable use. The property is to be turned over to the Agent in the same or better condition than when you took possession less any normal wear and tear. All damage that is not corrected prior to the inspection will be coordinated by the agent and a service charge will apply. The charges for the uncorrected condition will be deducted from the security deposit along with a service charge. You will receive a copy of the receipt with your security deposit and any itemized charges. **THE UTILITIES MUST BE ON FOR THE INSPECTION.**

A. ****PLEASE READ CAREFULLY****

MOVE-OUT CLEANING

We encourage all tenants to hire the recommended cleaners listed below. In the event the owner or the new tenants have any complaints about the cleanliness, the cleaning company can return at no additional fee. We will do an inspection but cleaning is subjective! Just because the home is "property manager clean" it might not be "new tenant clean" (especially seeing and touching more than property managers would do at an inspection).

We as property managers are required to address that concern (as we would at your move-in). If you choose to do the cleaning yourself, or hire a company that is not on our list, and a complaint is made – we will have to hire our cleaners and charge your security deposit to address the issue.

You are **required** to use one of the following companies for your carpet cleaning:

Atlantic Carpet Care at 757-421-7275

Or

Peerless at 757-417-0204

Carpet Cleaning must be done last after move-out and cleaning!

Cleaning companies:

Kasa Klean 757-510-6313

Or

Freeland Enterprise 757-401-3509

They guarantee their work and will take the responsibility of meeting our guidelines concerning cleanliness. They are licensed and insured however; they are not affiliates with RE/MAX Alliance.

- B. Move-out inspections are conducted Monday through Friday between the hours of 9:00am and 5:00pm.**
- C. The lessee has the right to be present at the time of the inspection. It is the lessee responsibility to call and set up a time for the inspection.
- D. The inspection will be held only after the house is empty, cleaned, and the lessee is prepared to return the keys.

- E. The following are some of the items that will be checked during the inspection for cleanliness:
1. All Appliances (Including Sides/Behind of Stove & Behind Refrigerator) and Kitchen Cabinets/Drawers (Inside/Out)
 2. Walls & Doors
 3. Windows & Blinds & Sills – Dust Free/Wiped Down
 4. All Flooring
 5. Bathroom Fixtures & Tile, Vanities (Inside/Out)
 6. Air Filters
 7. Wood-Burning Fireplace Professionally Cleaned (if applicable)
 8. Yard Mowed/Weed Wacked, Bushes Trimmed, Flowers Beds Maintained and Weed Free, Clean Gutters & Garage
 9. Dryer Duct Professionally Cleaned
- F. The tenant is responsible to provide the following receipts: 1. Carpet Cleaning (showing pet deodorizing if pet in residence) 2. Chimney Cleaning (if applicable) and dryer duct cleaning, we recommend Tidewater Chimney Sweep for both they can be reached at 757-456-0999. 3. Pest Exterminating (if applicable).