



LETUS Maintenance LLC
(704) 269 8295 (336) 596 7314
letusmaintenance.com
hello@letusmaintenance.com
Albemarle, NC 28001

Renter / Tenant Move-In Ready Checklist

North Carolina law generally requires landlords to keep rental housing fit and habitable, maintain common areas safely, and keep electrical, plumbing, sanitary, heating, ventilating, and supplied appliances in good and safe working order after proper notice. North Carolina also requires landlords to ensure carbon monoxide alarms are operable and in good repair at the beginning of each tenancy where applicable. Learn more, on the North Carolina General Assembly website (<https://www.ncleg.gov/>)

Our Team at **LETUS Maintenance** is here to assist you in any issues or tasks that may arise.

(Items Not listed in order of importance or order of operation)

Purpose:

This checklist helps renters document the condition of a rental home or unit before moving in. It is not a legal inspection, but it can help protect the tenant, identify needed repairs, and create a written record before personal belongings are moved into the property.

Before Move-In Documentation

- ☐ Take clear photos and videos before moving anything inside
- ☐ Photograph every room from multiple angles
- ☐ Photograph existing damage, stains, cracks, dents, leaks, odors, or missing items
- ☐ Save all photos and videos with the date visible if possible
- ☐ Request written confirmation of any agreed repairs
- ☐ Keep copies of texts, emails, lease documents, inspection forms, and move-in notes
- ☐ Do not rely only on verbal promises

General Cleanliness

- ☐ Property appears reasonably clean and sanitary
- ☐ Floors are swept, vacuumed, mopped, or otherwise cleaned
- ☐ Cabinets, drawers, and closets are free of debris
- ☐ Kitchen surfaces are clean and usable
- ☐ Bathrooms are clean and sanitary
- ☐ No strong odors from smoke, pets, mildew, sewage, chemicals, or trash
- ☐ No leftover belongings from prior occupants unless agreed in writing
- ☐ Trash, construction debris, or discarded materials have been removed

Safety Devices

- ☐ Smoke detectors are present and working
- ☐ Carbon monoxide detectors are present where required or applicable
- ☐ Detector batteries are installed and functioning
- ☐ Fire extinguishers are present if promised, required, or provided
- ☐ Exterior doors lock securely
- ☐ Windows lock properly where accessible
- ☐ Bedroom windows open and close properly where used for emergency escape
- ☐ Handrails and guardrails are secure
- ☐ Stairs, decks, porches, and walkways feel stable and safe

HVAC / Heating / Cooling

- ☐ Heat works properly
- ☐ Air conditioning works properly if provided
- ☐ Thermostat works and responds correctly
- ☐ Air filter is clean or recently replaced
- ☐ Vents are open, clean, and not blocked
- ☐ Return vents are clean and unobstructed
- ☐ No unusual smells from vents
- ☐ No excessive dust blowing from system
- ☐ No visible condensation or leaking around indoor HVAC components
- ☐ Outdoor HVAC unit is clear of debris, leaves, weeds, and obstructions
- ☐ Ask when the HVAC system was last serviced

Electrical

- ☐ Light switches work properly
- ☐ Outlets appear secure and undamaged
- ☐ GFCI outlets are present in kitchens, bathrooms, exterior areas, garages, laundry areas, or wet locations where expected
- ☐ GFCI outlets test and reset properly
- ☐ No exposed wiring
- ☐ No flickering lights during normal use
- ☐ No warm outlets, buzzing, burning smells, or scorched plates
- ☐ Breaker panel is accessible
- ☐ Breakers are labeled or reasonably identifiable
- ☐ Extension cords are not being used as permanent wiring

Plumbing

- ☐ Faucets run hot and cold water properly
- ☐ Water pressure appears reasonable
- ☐ Sinks drain properly
- ☐ Toilets flush properly and do not run continuously
- ☐ No leaking around toilet base
- ☐ No leaking under sinks
- ☐ No dripping faucets
- ☐ Tub and shower drain properly
- ☐ Shower diverter works correctly
- ☐ Water heater appears functional
- ☐ No visible corrosion, leaking, or standing water near water heater
- ☐ Ask where the main water shutoff is located

Kitchen

- ☐ Stove and oven work properly
- ☐ Range hood or exhaust fan works if provided
- ☐ Refrigerator cools properly
- ☐ Freezer freezes properly
- ☐ Dishwasher runs and drains properly if provided
- ☐ Garbage disposal works if provided
- ☐ Sink cabinet is dry and free of water damage
- ☐ Countertops are secure and not heavily damaged
- ☐ Cabinets and drawers open, close, and stay attached
- ☐ No signs of pests, droppings, or food residue

Bathrooms

- ☐ Toilet is secure and does not rock
- ☐ Toilet flushes properly
- ☐ Sink drains properly
- ☐ Tub or shower drains properly
- ☐ Exhaust fan works if provided
- ☐ No soft flooring near toilet, tub, or shower
- ☐ Caulking around tub, shower, sink, and toilet is intact
- ☐ No visible mold, mildew, or recurring staining
- ☐ Vanity cabinet is dry inside
- ☐ Mirrors, towel bars, and fixtures are secure

Laundry Area

- ☐ Washer hookups are present and not leaking
- ☐ Dryer vent connection is present and clear
- ☐ Dryer vent appears properly routed to exterior
- ☐ No lint buildup around dryer area
- ☐ Floor is not soft, stained, or damaged
- ☐ Water supply valves turn if accessible
- ☐ Drain line or standpipe appears secure

Windows and Doors

- ☐ Doors open and close properly
- ☐ Exterior doors seal reasonably well
- ☐ Door locks and deadbolts work
- ☐ Windows open and close properly
- ☐ Window locks work
- ☐ Screens are present if promised or expected
- ☐ No cracked glass
- ☐ No water staining around windows
- ☐ No heavy drafts around windows or doors
- ☐ Weatherstripping is intact where visible

Walls, Ceilings, and Floors

- ☐ No active ceiling leaks or stains
- ☐ No bubbling paint or drywall
- ☐ No large cracks or shifting around doors/windows
- ☐ No soft spots in flooring
- ☐ No loose or damaged flooring creating trip hazards
- ☐ No strong musty odor
- ☐ Existing dents, holes, stains, or cracks are documented
- ☐ Carpet condition is documented
- ☐ Paint condition is documented

Moisture, Mold, and Odors

- ☐ No visible mold-like growth
- ☐ No musty odor
- ☐ No standing water
- ☐ No condensation issues around windows or walls
- ☐ No water stains beneath windows, plumbing fixtures, or ceilings
- ☐ No signs of repeated moisture in closets or corners ☐ Bathroom and kitchen ventilation works
- ☐ Ask landlord to address any suspected mold, water intrusion, or recurring moisture in writing

Pests and Insects

- ☐ No visible roaches, ants, termites, rodents, fleas, bedbugs, or other pests
- ☐ No droppings in cabinets, closets, attic access, garage, or utility areas
- ☐ No chewed materials, nesting, or unusual odors
- ☐ No gaps under exterior doors large enough for pests
- ☐ No standing water or debris near entry points
- ☐ Ask whether pest treatment was recently completed
- ☐ Report any pest evidence immediately in writing

Crawlspace / Basement / Foundation

- ☐ Crawlspace or basement access is not blocked if accessible
- ☐ No strong musty smell near access points
- ☐ No standing water visible
- ☐ No sagging insulation visible from access if safely observable
- ☐ No obvious foundation cracks or displacement visible
- ☐ No major floor sloping or bouncing
- ☐ No visible mold-like growth near vents or access areas
- ☐ Vapor barrier appears present where visible
- ☐ Foundation vents or crawlspace openings appear secure

Exterior / Yard / Drainage

- ☐ Yard is reasonably maintained at move-in
- ☐ Walkways and steps are safe and clear
- ☐ Porches, decks, and railings feel stable
- ☐ Gutters and downspouts appear intact
- ☐ Downspouts discharge away from the structure
- ☐ No obvious standing water near the foundation
- ☐ No unsafe tree limbs near the home
- ☐ Exterior lighting works if provided
- ☐ Driveway and parking areas are usable and reasonably safe

Appliances and Fixtures

- ☐ All included appliances are listed and condition is documented
- ☐ Appliance manuals or basic instructions are available if needed
- ☐ Fixtures are secure
- ☐ Ceiling fans work and do not wobble excessively
- ☐ Blinds or window coverings are present if promised
- ☐ Shelving, closet rods, and hardware are secure
- ☐ Mailbox key, door keys, access codes, garage remotes, and gate access are provided if applicable

Tenant Responsibility Clarification

- ☐ Confirm who replaces HVAC filters
- ☐ Confirm who handles lawn care
- ☐ Confirm who handles pest control
- ☐ Confirm who handles clogged drains
- ☐ Confirm who handles light bulbs and batteries
- ☐ Confirm who handles appliance repairs
- ☐ Confirm emergency maintenance contact process
- ☐ Confirm after-hours maintenance process
- ☐ Confirm how repair requests must be submitted
- ☐ Confirm whether written notice is required for repairs

Move-In Red Flags

- ☐ Active leaks
- ☐ No working heat
- ☐ No working water
- ☐ Electrical hazards
- ☐ Missing or non-working smoke/CO alarms
- ☐ Strong sewage, gas, mold, or smoke odor
- ☐ Pest infestation
- ☐ Broken exterior locks
- ☐ Soft floors near plumbing
- ☐ Standing water in crawlspace or basement
- ☐ Unsafe stairs, railings, decks, or porches

Recommended Tenant Move-In Action

Before signing off on the move-in condition, the tenant should:

- ☐ Complete the checklist
- ☐ Take photos and videos
- ☐ Send concerns to landlord/property manager in writing
- ☐ Request repair timelines in writing
- ☐ Keep copies of everything
- ☐ Avoid accepting responsibility for pre-existing damage

Important Note

This checklist is intended as a practical move-in readiness guide for renters and tenants in North Carolina. It is not legal advice and does not replace a lease review, city inspection, housing authority inspection, or legal guidance. For serious safety, habitability, or legal concerns, tenants should contact the landlord in writing and consult the appropriate local housing authority, legal aid organization, or qualified legal professional.

This checklist is not an exhaustive list. It is provided to serve as a solid reference and foundation for maintaining your residential property. We understand that every home has unique requirements. At **LETUS Maintenance**, we pride ourselves on being attentive, flexible, and resourceful, capable of tailoring our services to meet your specific needs. Whether you're facing an uncommon issue and need specialized attention or rather you just have a simple to-do list, we are committed to finding effective solutions for any challenge, ensuring your property is always in excellent condition.

LETUS Maintenance LLC
(704) 269 8295 (336) 596 7314
letusmaintenance.com
hello@letusmaintenance.com
Albemarle, NC 28001

Call to Schedule or

Scan Me To Contact

