



LETUS Maintenance LLC
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Renter / Tenant Move-Out 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 is designed to help tenants properly prepare a rental property before move-out. Completing these items can help avoid unnecessary charges, protect your security deposit, and ensure a smooth transition back to the landlord or property manager.

NOTICE & DOCUMENTATION

- ☐ Provide proper written notice per lease agreement
- ☐ Confirm move-out date and time in writing
- ☐ Review lease for move-out requirements and cleaning expectations
- ☐ Schedule final walkthrough (if applicable)
- ☐ Take photos and videos of entire property after cleaning
- ☐ Document condition of all rooms, appliances, and fixtures
- ☐ Keep copies of all communication

GENERAL CLEANING

- ☐ Remove all personal belongings from property
- ☐ Remove all trash and debris
- ☐ Sweep, vacuum, and mop all floors
- ☐ Wipe down walls, baseboards, and trim
- ☐ Clean doors, handles, and light switches
- ☐ Remove nails, hooks, and temporary fixtures (patch if required)
- ☐ Ensure no strong odors remain (smoke, pets, trash, etc.)

KITCHEN

- ☐ Clean inside and outside of refrigerator (unplug if required)
- ☐ Clean oven, stovetop, and range hood
- ☐ Clean microwave (inside and out)
- ☐ Clean dishwasher and remove debris
- ☐ Wipe down cabinets and drawers
- ☐ Clean countertops and backsplash
- ☐ Clean sink and remove any buildup
- ☐ Ensure no food or debris is left behind

BATHROOMS

- ☐ Clean toilets (bowl, seat, base)
- ☐ Clean sinks, faucets, and countertops
- ☐ Clean showers and tubs (remove soap scum and buildup)
- ☐ Clean mirrors and fixtures
- ☐ Wipe down cabinets and vanities
- ☐ Ensure no mold, mildew, or residue remains
- ☐ Remove all personal items

FLOORING

- ☐ Vacuum all carpeted areas
- ☐ Remove stains if possible
- ☐ Sweep and mop hard surfaces
- ☐ Ensure no damage beyond normal wear
- ☐ Report any existing damage previously documented

WALLS & CEILINGS

- ☐ Remove personal wall hangings
- ☐ Patch small holes if required by lease
- ☐ Clean marks, scuffs, or stains where possible
- ☐ Ensure no new damage beyond normal wear and tear

APPLIANCES & FIXTURES

- ☐ Ensure all appliances are present and functioning
- ☐ Replace any missing items provided with unit
- ☐ Clean washer/dryer areas if applicable
- ☐ Check light fixtures and replace burned-out bulbs if required
- ☐ Ensure all fixtures are secure and intact

HVAC / UTILITIES

- ☐ Replace HVAC filter if required
 - ☐ Ensure thermostat is set appropriately
 - ☐ Turn off unnecessary utilities if instructed
 - ☐ Confirm utility transfer or cancellation dates
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PLUMBING

- ☐ Ensure no leaking faucets or fixtures
- ☐ Ensure toilets flush properly
- ☐ Clear drains of debris
- ☐ Report any issues to landlord before move-out

WINDOWS & DOORS

- ☐ Clean interior glass surfaces
- ☐ Ensure windows close and lock
- ☐ Ensure doors close properly
- ☐ Clean tracks and sills
- ☐ Verify all locks and hardware are intact

EXTERIOR (IF APPLICABLE)

- ☐ Remove personal items from yard, porch, or patio
- ☐ Clean up debris or trash
- ☐ Mow lawn if required by lease
- ☐ Return property to original condition where applicable

PEST & ODOR CHECK

- ☐ Ensure no pest activity is present
- ☐ Remove food sources and trash
- ☐ Eliminate odors from pets, smoke, or waste
- ☐ Report any issues in writing

FINAL WALKTHROUGH PREPARATION

- ☐ Property is empty and clean
- ☐ All agreed repairs completed
- ☐ Photos and videos taken
- ☐ Compare condition to move-in documentation
- ☐ Address any last-minute concerns

KEYS & ACCESS

- ☐ Return all keys, fobs, remotes, and access devices
- ☐ Confirm return method and receipt
- ☐ Do not leave property unsecured

MOVE-OUT RED FLAGS

- ☐ Trash or belongings left behind
- ☐ Unclean appliances or bathrooms
- ☐ Strong odors present
- ☐ Damage beyond normal wear
- ☐ Missing items or fixtures
- ☐ Unreported maintenance issues

SUGGESTED ADDITIONS (NOT INCLUDED ABOVE)

- Professional cleaning receipt requirement
- Carpet cleaning verification
- Paint touch-up expectations
- Security deposit dispute checklist
- Move-out timeline planner
- Utility final billing checklist

Important Note

This checklist is intended as a practical move-out readiness guide for renters and tenants in North Carolina. This checklist is not exhaustive and does not replace your lease agreement. Always refer to your lease for specific move-out requirements. Completing this checklist can help reduce disputes and improve the likelihood of receiving your full security deposit. At LETUS Maintenance, we provide cleaning, repairs, and turnover services to help prepare rental properties for the next tenant quickly and professionally. 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.

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Call to Schedule or
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