

RE/MAX Home and Land Property Management

Phone: (509)332-4546

Fax: (509)334-5495

Email: rmhlrentals@gmail.com

Website: rmhlrentals.com



MOVE-OUT GUIDELINES

THANK YOU for your cooperation in cleaning this property – we hope you have enjoyed living here.

REMEMBER: Property must be **empty** and **clean** prior to final inspection. If you are responsible for lawn care, the lawn needs to be picked up and mowed until the end of your lease, **regardless** if you are out of town. All keys to property are to be turned in at final inspection, and garage remotes (if applicable) left on the kitchen counter.

PLEASE NOTE: All items below must be cleaned completely and ready for final inspection. If for any reason the property is not cleaned to the same as or better condition you received the property, then you may be charged for a professional cleaner to do the work. You may not have the time to bring the property to an acceptable level of cleanliness once the inspection is taking place – so make sure you clean **PRIOR** to inspection. If you are not ready for your scheduled final inspection, a re-inspection fee will be assessed at a rate of \$100.⁰⁰. So plan ahead and be ready.

Make sure you are using the appropriate cleaners for the jobs – do not use just one multi-purpose cleaner for everything – it may damage some services – if in doubt – ASK!

All walls should have nails left in place or be free of holes – if you choose to fill the holes, please apply a small amount of spackle in the hole and wipe the wall clean of excess spackle. No spackle residue should be left on the wall or you could be charged for any removal of spackle needed or painting.

- Bathrooms
 - Clean inside and outside of all Fixtures
 - Sink – Scour and remove cleaning product residue; shine; remove mineral deposits around faucet, handles, and drain and remove any hair in drain.
 - Tub/Shower – Scour the inside area; wipe down outside area; remove mineral deposits around faucet, handles, and drain and remove any hair in drain. (clean glass shower door if applicable)
 - Remove shower curtain and dispose of in garbage.
 - Toilet – Scour inside of toilet bowl; wipe down the entire outside of tank, bowl, seat, and base.
 - Clean Bathroom mirrors

- Clean all Counters
 - Thoroughly Wipe Out the inside of Medicine Cabinet
 - Thoroughly Wipe Out the inside of Cabinets and Storage Closet
 - Thoroughly Wipe down the outside of Drawers and Cabinets
 - Clean out all overhead and wall light fixtures. Replace all burnt out lightbulbs
 - Wipe down Walls, Switches and Outlet covers
 - Sweep and mop floor
- Bedrooms
 - Clean out and wipe down all Closets and Built-in Storage Closets
 - Clean out and wipe down overhead or wall light fixtures. Replace all burnt out lightbulbs
 - Wipe down Walls, Switches and Outlet covers
 - Sweep or Vacuum and mop floor
 - Replace batteries in smoke detectors as needed
- Garage / Carport
 - Use broom to remove cobwebs on all areas
 - Sweep floor
 - Clean up any oil residue (approved enzyme cleaner only)
- Kitchen
 - Refrigerator / Freezer
 - Defrost thoroughly and wipe down (including shelves, door compartments, bins and drawers)
 - Wipe down door seal
 - Pull out and clean behind (including wall, coils and floor)
 - Wipe down handles, front and sides
 - Replace lightbulb if needed
 - KEEP REFRIGERATOR ON AT LOW TEMPERATURE WITH DOOR CLOSED – DO NOT TURN OFF.

- Oven
 - IF SELF-CLEANING DO NOT use an oven cleaner – follow self-clean instructions. If oven cleaner is used for the NON Self-cleaning oven be sure to wipe all cleaner thoroughly and make sure residue is gone (let dry completely to see residue)
 - Oven racks can be cleaned by spraying them heavily with oven cleaning and let to sit for several hours – rinse thoroughly to make sure all residues is gone.
 - Wipe down all knobs, handles, front and sides
- Cooktop
 - Remove drip pans and rings. Soak in hot soapy water and clean, or buy new ones.
 - Wipe down under drip pans
 - Wipe down all knobs and handles
- Hood
 - Remove vent filter and soak in hot soapy water – wipe down.
 - Wipe down the top, outsides and inside to remove built-up grease.
 - Replace lightbulb if needed.
- Sink - Scour and remove cleaning product residue; shine; remove mineral deposits around faucet, handles, and drain
- Dishwasher
 - Wipe down inside of unit and around door seal.
 - Run a water only load
 - Wipe down the outside of door, handles, knobs and any visible side
 - Clean floor area below
- Garbage Disposal – run one last time with a full tray of ice cubes (be sure you run cold water during and for 20 seconds after you run disposal)
- Thoroughly Wipe out the insides of Drawers, Cabinets and Pantries (special attention to shelves and under sink cabinet)
- Clean out and wipe down overhead or wall light fixtures. Replace all burnt out lightbulbs.
- Wipe down Walls, Switches and Outlet covers

- Sweep and mop floor

- Laundry / Utility Area
 - Pull out washer and dryer and wipe down behind (wall, floor and back)
 - Wipe down the top, front and sides of both washer and dryer
 - Wipe clean the area just inside lid of washer
 - Run washer on a large load (full tub) with ¼ cup detergent on short cycle
 - Wipe down any remaining water
 - Leave lid open
 - Remove link from dryer vent
 - Thoroughly Wipe Out the inside of Cabinets and Storage Closet
 - Thoroughly Wipe down the outside of Drawers and Cabinets
 - Clean out all overhead and wall light fixtures. Replace all burnt out lightbulbs.
 - Wipe down Walls, Switches and Outlet covers
 - Sweep and mop floor

- Living room / Dining room
 - Clean out and wipe down all Closets and Built-in Storage Closets
 - Clean out and wipe down overhead or wall light fixtures. Replace all burnt out lightbulbs.
 - Wipe down Walls, Switches and Outlet covers
 - Sweep or Vacuum and mop floor

- General Cleaning
 - Wipe down all baseboard moldings, window sills and tops of doors.
 - Wipe down all heater, cooling and air circulation vents
 - Wipe down all railings
 - Wipe down all drapery rods and/or blinds
 - Have drapes professionally dry-cleaned (if applicable)
NOTE: Receipt required from dry-cleaners to verify
 - Make sure all light fixtures have working light bulbs and replace any burnt out lightbulbs.

- Make sure all smoke detectors and carbon monoxide detectors are in place and working. Replace batteries as needed.
 - Have carpets professionally cleaned
NOTE: Receipt required from cleaners to verify
***NO DO-IT-YOURSELF RUG DOCTORS**
 - If you do not-we will have carpets professionally cleaned and the amount charged will be held from security deposit
 - Replace filters to furnace and a/c unit (if applicable)
 - Clean out fireplace (if applicable)
 - Be sure to leave any user manuals on Kitchen counter
 - Be sure to leave garage remotes (if applicable) on Kitchen counter
 - Remove all garbage, rubbish and debris from property (garbage can to curb)
 - Be sure lawn is mowed, weeded, raked and watered.
 - If you have altered the property in any way, it must be restored to its original condition.
- Lawn Care & Outdoor Area
 - All items, garbage and furniture outside on your property, needs to be removed before your final walk-through.
 - If you are responsible for lawn care at the property, you are required to maintain and mow the lawn until the end of your lease.
 - Even if you are not living at the property until the end of your lease, lawn care is still your responsibility.
 - If you know you will not be present to maintain and mow the lawn, you can let us know. We can hire someone to maintain and mow the lawn until the end of your lease, and subtract it from your security deposit.

Anything around or in property will be inspected. Property must be left in as good as or better than when you moved in.