

APARTMENT TURNOVER CHECKLIST

1. As the Tenant Is Moving Out

- ❑ Conduct a move-out inspection. Reference move-in inspection notes and photos.
- ❑ Have tenants provide proof of discontinued utilities.

2. Get Rid of Belongings Left Behind

- ❑ Check your state's laws on handling a previous tenant's property.
- ❑ Rent a dumpster when it's time to get rid of bulky items.

3. Make Repairs

- ❑ Replace the air filters.
- ❑ Replace burned out lightbulbs.
- ❑ Tighten or replace loose hardware.
- ❑ Inspect the water pressure and drains for clogs.
- ❑ Change out the batteries in the smoke detectors.
- ❑ Inspect for water damage and leaky drains and pipes.
- ❑ Check appliance and make sure they are working properly.
- ❑ Replace anything that needs to be updated, i.e. toilets, cabinets, etc.
- ❑ Fix anything that was listed as broken or damaged during the move-out inspection.

4. Clean from Top to Bottom

- ❑ **Kitchen**
 - Floors
 - Cabinets
 - Microwave
 - Dishwasher
 - Refrigerator
 - Stove and oven
 - Counters, sink and disposal
- ❑ **Bathroom**
 - Toilet
 - Floors
 - Vanity
 - Sink and cabinets
 - Bath, shower and surrounding area
- ❑ **Throughout the Apartment**
 - Light fixtures
 - Trim molding
 - Walls and doors
 - Windows and blinds
 - Marks on the ceiling
 - Floors and/or carpet
 - Laundry and storage areas

5. Patch and Paint the Walls

- ❑ Patch up any holes in the walls.
- ❑ Pick a neutral paint color.
- ❑ Clean and tape the walls.
- ❑ Paint the walls.
- ❑ Let the walls dry.

6. Clean or Replace the Carpet

- ❑ Hire a professional carpet cleaner, or
- ❑ Pull up the carpet (Check our DIY guide on [How to Remove Old Carpet](#)).
- ❑ Rent a dumpster to toss out the old carpet.
- ❑ Choose a new texture and color.
- ❑ Lay down the new carpet.

7. Change the Locks

- ❑ Measure for the replacement lock.
- ❑ Select a lock with the same dimensions.
- ❑ Replace the latch.
- ❑ Install doorknobs.
- ❑ Remove the old deadbolt and install the new one.
- ❑ Make enough copies of the keys for tenants and yourself.

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