

# NLC RESIDENTIAL

INSPECTION · MOVE-OUT

## Move-out inspection

EDITION 2026 · NLC RESIDENTIAL GROUP LLC

Property management for owners who want the door run properly: one point of contact, statutory deadlines met, and a written record of everything done to the property.

### Cumberland

HOKE & ROBESON

### Full service

IN EN AND ES



## NLC Residential Group LLC

Real People. Real Service. Real Results.



Inspected **against the signed move-in report and its photographs**, never against memory or an idea of how the house should look.  
The thirty-day clock is already running when this form is opened.

|                  |               |                         |
|------------------|---------------|-------------------------|
| PROPERTY ADDRESS | UNIT          |                         |
| TENANT(S)        | TENANCY ENDED |                         |
| INSPECTED BY     | DATE          | POSSESSION<br>DELIVERED |

**● The clock starts when the TENANCY ENDS.**

Not when the keys come back, not when the contractor invoices, not when the owner replies. Itemised accounting and any refund are due **within thirty days**

. If the amount genuinely cannot be determined in time, send an **interim accounting at thirty days and the final at sixty**

. Sending nothing at day thirty can void the right to retain any part of the deposit, and a wilful failure exposes the owner to the tenant's attorney fees.

*G.S. §42-52, §42-55.*

**DEADLINES FOR THIS FILE**

| WHAT                                  | DUE                                 | DATE ENTERED ON THE CALENDAR |
|---------------------------------------|-------------------------------------|------------------------------|
| Interim or final accounting           | 30 days from the end of the tenancy |                              |
| Final accounting, if interim was sent | 60 days from the end of the tenancy |                              |
| Refund of any balance                 | With the accounting                 |                              |



ROOM BY ROOM — COMPARE TO MOVE-IN

| ROOM            | CONDITION AT MOVE-IN | CONDITION NOW | WEAR OR DAMAGE? | PHOTO # |
|-----------------|----------------------|---------------|-----------------|---------|
| Entry           |                      |               |                 |         |
| Living          |                      |               |                 |         |
| Kitchen         |                      |               |                 |         |
| Dining          |                      |               |                 |         |
| Primary bedroom |                      |               |                 |         |
| Bedroom 2       |                      |               |                 |         |
| Bedroom 3       |                      |               |                 |         |
| Bedroom 4       |                      |               |                 |         |
| Primary bath    |                      |               |                 |         |
| Bath 2          |                      |               |                 |         |
| Hall / stairs   |                      |               |                 |         |
| Laundry         |                      |               |                 |         |
| Garage          |                      |               |                 |         |
| Exterior / yard |                      |               |                 |         |



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THE DISTINCTION THE WHOLE ACCOUNTING RESTS ON

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| ORDINARY WEAR — NEVER DEDUCTIBLE | DAMAGE — CHARGEABLE WITH EVIDENCE |
|----------------------------------|-----------------------------------|
|----------------------------------|-----------------------------------|

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|                                         |                                                 |
|-----------------------------------------|-------------------------------------------------|
| Carpet worn along traffic paths         | Burns, tears, or pet-stained carpet             |
| Small nail holes from hanging pictures  | Holes in drywall; anchors torn through          |
| Faded or lightly scuffed paint          | Unapproved paint colour; crayon; heavy marking  |
| Worn seals, dulled grout, loose handles | Broken fixtures, cracked tile, missing hardware |
| Appliance wear consistent with age      | Appliance damaged by misuse, or missing         |
| Dust and light soiling                  | Filth requiring a deep clean; odour remediation |
| A leak the tenant reported promptly     | Mould from a leak the tenant never reported     |

**Price it from a real quote.**

Every deduction is supported by an invoice or a written estimate, and by a photograph. Depreciate to the item's remaining useful life — charging a full carpet replacement against a seven-year-old carpet is how a defensible deduction becomes an indefensible one.



## Move-out inspection

## SYSTEMS AND LIFE SAFETY

- ☐ Heating and cooling each run a full cycle.
- ☐ Every appliance operates; nothing removed that conveyed with the tenancy.
- ☐ No leaks under any sink; no standing water; no visible mould.
- ☐ Every smoke and CO alarm present, tested, and accounted for.
- ☐ All keys, remotes, mailbox keys and fobs returned. Count against the move-in handover.
- ☐ Meters read; utilities scheduled back to the owner's account.
- ☐ Re-key scheduled before the next tenancy.

## THE ACCOUNTING

| DEPOSIT HELD | PET DEPOSIT | UNPAID RENT | LATE FEES LAWFULLY DUE |
|--------------|-------------|-------------|------------------------|
|--------------|-------------|-------------|------------------------|

|                          |                        |                   |                   |
|--------------------------|------------------------|-------------------|-------------------|
| DAMAGE TOTAL FROM QUOTES | OTHER LAWFUL DEDUCTION | BALANCE TO REFUND | CHEQUE / ACH DATE |
|--------------------------|------------------------|-------------------|-------------------|

**Only §42-51 purposes, and only §42-46 fees.**

A deposit may be applied only to the purposes G.S. §42-51 lists. A nonrefundable pet fee under §42-53 is not a deposit and does not count toward the cap. A fee the statute does not authorise is void as against public policy — do not net one out of a refund.

FORWARDING ADDRESS GIVEN BY TENANT

DATE

NLC REPRESENTATIVE

DATE

NLC Residential Group LLC · NC Firm Licence C42957

**Equal Housing Opportunity.** All activity is conducted without regard to race, colour, religion, sex, national origin, handicap or familial status, and without regard to sexual orientation or gender identity.