

Move Out Cleaning Guidelines

For a residential rental in Hawai'i, a reasonable expectation is that the tenant returns the property in **the same level of cleanliness as when they received it, excluding normal wear and tear."**

Generally Expected from a Tenant at Move-Out

Kitchen

- Remove all personal belongings.
- Wipe countertops, cabinets, and drawers.
- Clean sink and faucet.
- Clean stovetop and oven of normal grease buildup.
- Clean microwave.
- Empty and wipe refrigerator/freezer.
- Sweep and mop floors.

Bathrooms

- Clean toilet, sink, and shower/tub.
- Remove soap scum and mildew caused by use.
- Wipe mirrors and counters.
- Sweep and mop floors.

Living Areas & Bedrooms

- Remove all personal property.
- Vacuum carpets.
- Sweep/mop hard floors.
- Dust accessible surfaces.
- Remove excessive dirt, debris, and cobwebs.

Windows

- Clean interior window surfaces if reasonably accessible.
- Remove excessive dirt from tracks.

Generally Not Required

A tenant is usually **not responsible** for:

- Repainting due to ordinary wear.
- Replacing aged caulking.
- Cleaning behind appliances that are difficult to move.
- Restoring the unit to "showroom" or "hotel" condition.
- Correcting long-term staining, fading, or deterioration caused by age.

Examples of Chargeable Cleaning

A landlord may typically charge for:

- Excessive grease in kitchen.
- Trash left behind.
- Food left in refrigerator.
- Pet waste.
- Heavy carpet staining beyond ordinary use.

Examples of Ordinary Wear and Tear

Generally not chargeable:

- Light dust.
- Minor scuff marks.
- Faded paint.
- Worn carpet traffic patterns.
- Minor nail holes.
- Aging fixtures and finishes.