

OHANA

PROPERTY & TRANSITION SERVICES LLC

Bringing Structure to Difficult Situations

Practical Educational Guides

Expert resources for families navigating complex property transitions

| 5 Keys To A Calm Estate Cleanout



Plan First

Create a logical sequence before lifting a single box to avoid burnout.



Sorting System

Use "Keep, Sell, Donate, Discard" labels to simplify decision-making.



Self-Care

Estate work is emotionally taxing. Schedule breaks and stay hydrated.



Expert Help

Know when to delegate heavy lifting and logistics to professionals.

| A 5-Step Guided Process For Clarity

01. Assess

Physical walkthrough to determine project scope and sensitive items.

02. Sort

Guided decision-making to separate heirlooms from general debris.

03. Coordinate

Logistical planning for donations, sales, and deep cleaning.

04. Execute

The operational phase: professional cleanout and junk removal.

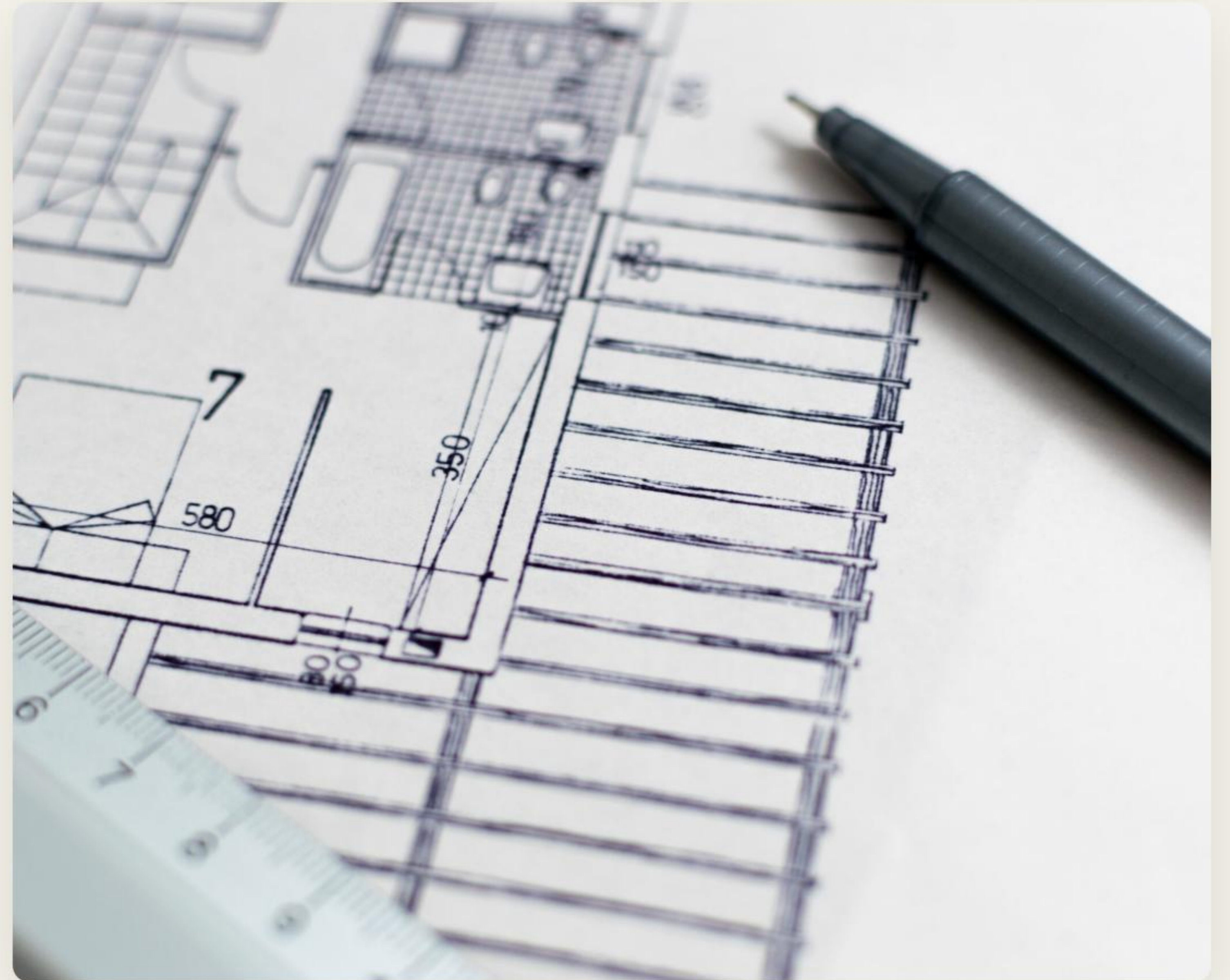
05. Transition

Final readiness for sale, rental, or new occupant occupancy.

| Inheriting A Property: Next Steps

Navigating the path from legal validation to market readiness:

- ✓ **Legal Prep:** Secure the property and validate administrative authority.
- ✓ **Coordination:** Facilitate discussions among heirs regarding contents.
- ✓ **Action Phase:** Systematic clearing of unwanted debris and furniture.
- ✓ **Final Readiness:** Deep cleaning and minor repairs for property handover.



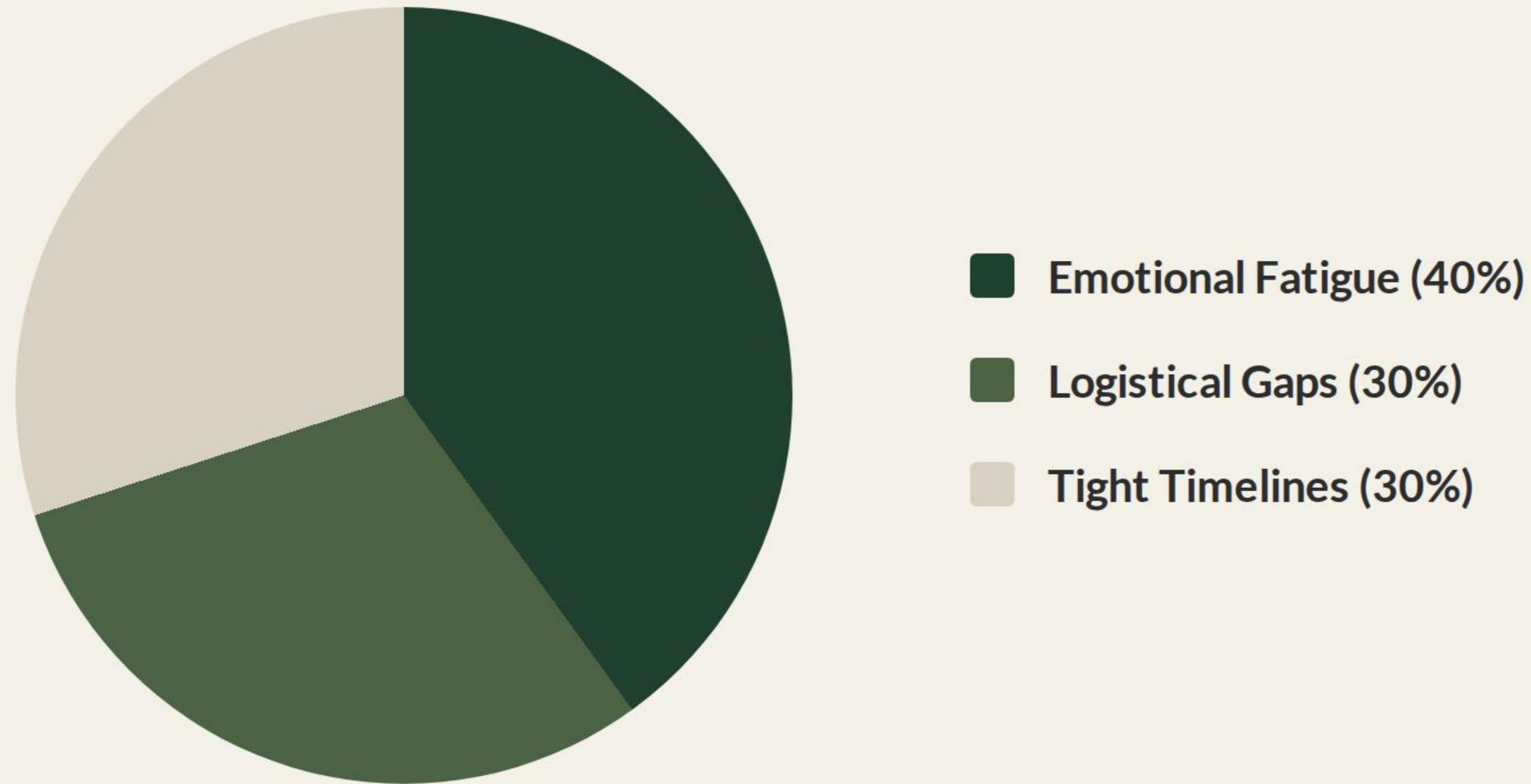
| Landlord Turnover Checklist

Phase	Core Tasks	Operational Priority
Preparation	Initial walkthrough, assessment of damages, and item inventory.	Critical
Clearing	Removal of abandoned items, debris, and generic junk.	High
Deep Clean	Industrial-grade cleaning of floors, walls, and appliances.	Standard
Ready	Final inspection and hand-off for new tenant occupancy.	Final

The Power of Structure

Transforming emotional and operational overwhelm into calm processes

| Addressing The Transition Gap



We step in where these three factors overlap to prevent burnout and ensure a smooth handover.





| The Transformation: Chaos To Calm



Restoring Peace of Mind





Transitions are often synonymous with clutter and anxiety. Our operational framework replaces the "Where do I even start?" feeling with a structured, non-judgmental roadmap. By handling the logistics, we allow you to focus on the emotional transition of your family or business.

| Property Safety During Transition

-  **Securing Entryways:** Ensure all locks are functioning or changed during vacancy periods to protect contents.
 -  **Hazard Identification:** Professionals screen for tripping hazards, structural instability, or air quality issues during cleanouts.
 -  **Utility Management:** Verification that water and power are appropriately set to prevent burst pipes or safety risks.
 -  **Oversight:** We provide structured monitoring and documentation of the property status throughout the transition.
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Family Transition Discussion

Start with empathy when discussing an estate or downsizing project:

-  Listen first to legacy stories.
-  Set realistic deadlines together.
-  Define roles for each family member.
-  Identify must-keep heirlooms.



Let's Simplify the Next Step

You don't have to handle an overwhelming property situation alone. We bring structure, compassion, and operational expertise to your transition.

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| Image Sources



<https://dsarchitecture.com.au/wp-content/uploads/2017/09/Blog-post-Sarah-scaled.jpg>

Source: dsarchitecture.com.au



<https://images.woodenstreet.de/image/data/blog-images/best-2bhk-interior-design-ideas/2bhk-interior-design-ideas.jpg>

Source: www.woodenstreet.com



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Source: www.freepik.com
