

Cleaning Guidelines

ALL ROOMS

Walls – remove nails and patch holes, wipe down

Baseboards

Vents

Windows and window sills

Blinds

Light fixtures, clean out any bugs, wash, replace any burned out bulbs with the same type as was in them.

Test CO and smoke detectors, replace batteries if needed.

KITCHEN

Stove/oven

Clean knobs, lift stove top & clean under burners, clean inside of oven, oven racks, oven door, inside and out, clean drawer or broiler.

Carefully pull oven out & clean sides, behind and under.

Clean range hood, and vent.

Clean inside and outside of dishwasher if applicable

Clean inside and outside of refrigerator and freezer, clean the refrigerator/freezer seals- Carefully move it out and clean sides, behind and under refrigerator - do not unplug or turn off

Clean all cupboards and drawers inside and out

Clean sinks and faucets

BATHROOMS

Clean tubs, showers, shower walls, remove any soap scum and mildew, clean shower doors and track if applicable, or remove shower curtain.

Clean sinks, vanity cupboards and drawers inside and out

Clean medicine cabinet and mirror

Clean toilet inside and out including behind, floor and walls.

Utility Room

If applicable clean inside and outside washer and dryer, clean vent, move out washer and dryer and clean behind.

Garage and/or storage

Remove all items

Sweep out

Pick up any toys or dog waste in yard

Mow lawn or shovel walks and driveway

Security deposits are *not* intended to be used as your last month's rent. Ask what your pro-rated rent is.

All carpets must be *professionally* cleaned and we must receive a receipt.

It is your responsibility to call us to schedule your move out inspection when everything is out and the place has been cleaned, 259-7870.

Remember when you change a lightbulb or battery, it only cost you the lightbulb or battery. If we have to send someone, we have to pay the person to drive to the store, purchase the item, drive to your property and install it.

The following are some *examples of approximate* charges if we have to send someone to clean your property.

Removal of property left behind and dump fees is a minimum of \$175.00 and is based on the number, size and how many people it takes to remove the items.

Light bulbs	Depends on the type and amount \$3.00- \$10.00 a bulb + labor
Drip pans	\$ 30.00 + labor
Furnace filter	\$ 40.00 per hour + materials
Fill nail holes	\$ 40.00 per hour
Damaged screens	\$ 28.00 a screen unless over- sized + labor
Mini blinds	\$ 15.00 a blind unless specialty blinds + labor
Repair/install handrail	\$ 40.00 per hour + materials
Towel bars	\$ 40.00 per hour + materials
CO detector	\$ 30.00 + labor
Smoke detector	\$ 25.00 + labor
Batteries AA	\$ 2.00 + labor
Batteries 9V	\$ 5.00 + labor
Lawn mow	\$ 40.00 per hour
Yard clean up	\$ 40.00 per hour
Snow Removal	\$ 40.00 per hour
General Cleaning	\$ 40.00 per hour + cleaning supplies

Cleaning up pet hair and pet waste takes more time, causing the charges to go up.