

REQUIREMENTS FOR CLEANING PROPERTY

The following is a list of items that will be examined at your move-out inspection. In order to receive your security deposit back in full, you will need to make sure to meet the following minimum expectations of cleanliness:

GENERAL:

- All personal belongings and garbage must be removed from the premises. This includes shower curtain, trash cans, toiletry items, shelf paper, and food items.
- Remove all tacks or nails from the walls. Any bad marks or holes in the walls must be repaired and/or wiped clean.
- Wipe interior walls clean. Pay special attention to areas around light switches, hallways, and doorways.
- Dust all light fixtures and replace any burnt out or missing bulbs. There must be a working light bulb in every socket. If light bulbs are removed or burned out you will be charged for replacements.
- Change filter(s) in heating air-conditioning units.
- Check and replace any batteries in smoke alarm or carbon monoxide battery as needed.

FLOORS

- Carpets must be professionally cleaned by a Management approved vendor and receipt provided if you had a pet on the property.
- Thoroughly clean all floors as appropriate (use wood cleaner on wood floors, vinyl cleanser On vinyl floors, etc.). All spots and stains must be removed.

BATHS

- Thoroughly clean and disinfect the bathrooms including sink, counters, bathtub/shower, toilet, floors, cabinets and doors.

WINDOWS

- Wash interior windows. Leave no visible dust, grime and/or fingerprints.
- All exterior windows that can be reached must be washed.
- Window screens and any sliding door tracks must also be cleaned.
- Wipe down dust on blinds and clean or replace any damaged window coverings. Drapes must be cleaned if occupied for more than one year. If soiled through fault of tenant, they must be cleaned anyway, regardless of the length of time occupied.

KITCHEN

- If applicable, clean out, wipe down and defrost the refrigerator. The freezer should also be defrosted and cleaned. Be sure to (carefully) pull out refrigerator if possible and clean the floors underneath and wipe down the sides of the refrigerator. Do not leave the refrigerator unplugged or turned off.
- Clean the oven, stovetop, burners and drip pans. If drip pans cannot be cleaned, they must be replaced.
- Clean grease trap and fan above stove.
- Wipe clean all counters, cupboards and drawers, inside and out.
- Remove shelf paper in kitchen and bath cabinets.
- Kitchen sink should be scoured and wiped clean.

EXTERIOR

- Mow, trim, edge and water the yard prior to check-out. Be sure to remove any debris or garbage from yard.
- If there is a deck or yard, it too must be left clean.
- Swimming pools and spas: Be sure to leave water at the necessary level for the equipment to function properly. Be sure to adjust the pool/spa chemical and complete final cleaning of same, if applicable. In cold weather be sure that electricity is left on until transferred back to Kenneth Jones GMAC Property Management to avoid freezing and other damage. Be sure that filters can function properly and are not obstructed.
- Secondary structures, such as garage or storage buildings, must be vacated completely, swept and secured with keys or remotes provided.

PETS

- Remove any pet housing or debris from yard.
- Repair or have repaired any damage you or your pets have caused.
- As part of your pet deposit, the property will be sprayed for fees, etc. If the interior of the property has a pet smell to it, Management will be required to do extensive disinfecting before showing to potential tenants. If you detect such a smell, it is in your best financial interest to take care of it before check out.