

NORMAL WEAR & TEAR

The following defines the level of cleaning and/or routine maintenance I would expect to do as a result of “normal wear & tear”. If I need to do more than this expected level, you will incur fees.

After one year:

Light cleaning: I expect to touch up the floors, wipe down the counters, and/or touch up the bathroom and windows. We're talking 3 to 4 hours of cleaning total. If your kitchen floors are so dirty that I have to get down on my hands and knees and scrub or if I spend an hour breaking down your stove and cleaning it, you're going to see a cleaning charge on your move-out statement. If haven't cleaned the oven, dusted the blinds or ceiling fans, or cleaned the windows recently, you might want to do so before you move out -- or don't if you prefer - I can have the house cleaned for you. Just don't be surprised if a cleaning fee is deducted from your deposit.

Paint touch-up: After only one year, I expect to touch up the paint here and there. I would not expect to have to paint an entire wall, room and certainly not the entire house. I would expect to need to fill a reasonable number of nail holes (say, no more than 15 per room). If there are so many holes in the walls that the wall has to be skimmed and repainted, you'll be charged.

Carpet touch-up: If it's been only a year since you moved in, I expect the carpet to still look clean. Spot cleaning the carpet is OK, but if it needs to be steam-cleaned you'll be charged. PLEASE DO NOT try to avoid this charge by cleaning your carpet yourself with one of those rental carpet cleaners. Rental units often leave the carpet pad too damp, risking mold, and also leave a soap residue on the carpet that attracts dirt. If the carpet is dirty, I will have it cleaned by a professional using a truck-mounted steam cleaner.

After two years:

Light cleaning: Same as above. I expect you'll keep it clean, regardless of how long you live in it.

Paint touch-up: After two years, I expect to paint high-use rooms: the kitchen, bathroom, and hallways. Bedrooms and living rooms should need more involved touch-up (perhaps painting one wall and touching up others, but I would not expect the entire house to have to be painted.

Carpet steam-clean: After two years, I automatically steam-clean the carpet at no cost to you. You will be charged if there is a need for stain removal, deodorizing, and/or carpet repair.

After three or more years:

Light cleaning: Same as above. I expect you'll keep it clean, regardless of how long you live in it.

Paint: If you move out after occupying a property three or more years, I automatically paint the interior of house at no additional charge to you. The cost of repairing scrapes or holes in the sheetrock would be deducted from your deposit.

Carpet steam-clean: I automatically steam-clean the carpet at no cost to you. Charges for stain removal or carpet repair would be deducted from your deposit.

Important Note: Damage is never considered normal wear & tear.