

Following are some commonly missed items:

- A/C filters - These must be new or you may be charged for cleaning the A/C coils. Fans & A/C Vents- Clean all fan blades, air conditioning vents, and ventilators including those in the kitchen and bathrooms and replace filters.
- Light Fixtures – All lights must all be working or replaced with 60 watt bulbs. All fixtures must be cleaned and free of dust and cobwebs.
- Blinds & Drapes- Vacuum and clean all blinds and draperies. Interior walls- Clean all smudges and soiled areas, especially near switches, range and sink. Kitchen- Clean refrigerator, stove & oven, cabinets/drawers, pantry shelves and doors inside and out.
- Bathrooms- Clean toilets, basin sink, shower/tub, cabinets & shelves, bathroom floor, and shower. Bathtub stoppers must be in working order or replaced.
- Pets – All pet markings, damage, dropping or odors must be cleaned, yard included. Please take your pets and pet accessories with you when you leave.
- Windows & Screens- Clean windows, sills, sliding glass doors and tracks. Properly reinstall screens if they are down.
- Utilities – Please have these turned off the day after your lease expires, no sooner. If we are unable to document the condition on the last day of your lease you may be charged with the cost to turn these back on. This is a standard part of every lease.
- Garbage – ALL trash must be removed or hauled off before the lease expires. Yards returned to original condition, weeds removed, plants and grass replaced if they didn't survive.
- Paint – If you put a small “penny” nail hole in the wall that's ok. If you painted the wall, or put large anchors or large nails in it that's not ok. Please ensure all hand prints are wiped off including light switches, trim, entry and exit doors and holes are repaired.
- Appliances – Please ensure that all appliances are cleaned out, wiped down and damages repaired.
- Fences – Please ensure any damage is corrected.
- Garages floors – Please ensure any oil from vehicles is cleaned and removed.
- Carpets – This are to be professionally cleaned and the receipt turned into 1836 Property Management to avoid being charged for cleaning. If you had pets present an enzyme treatment must be performed. If there are stains in the carpet it will have to be repaired or replaced. This goes for damage such as broken tiles and cuts or water damage to wood flooring as well.
- Refills – Water softeners, propane tanks and similar items should have been filled when you arrived at your home. These are expected to be full at the time of your departure. Please have this arranged prior to leaving or expect for us to have to reduce your deposit by the amount of the bill to have these refilled. If they were not full upon arrival it should be stated on your move in inventory and condition form that was turned in within 3 days of move in.
- Keys, Garage door openers, pool keys, access cards, etc.. –These should all be left in one kitchen drawer or returned to our office. Each remote or card must be returned. Replacement of any missing or broken items will be deducted from the deposit.
- Please ensure to lock the door from the outside only upon your departure so that we may enter using the key. **DO NOT EXIT THROUGH THE GARAGE DOOR USING THE REMOTE..**