# APARTMENT TURNOVER

#### 1. As the Tenant Is Moving Out

Conduct a move-out inspection. Reference move in inspection notes and photos.
 Have tenants provide proof of discontinued utilities.

#### 2. Get Rid of Belongings Left Behind

- Check your state's laws on handling a previous tenant's property.
- Rent a dumpster when it's time to get rid of bulky items.

#### 3. Make Repairs

- Replace the air filters.
- Replace burned out lightbulbs.
- Tighten or replace loose hardware.
- Inspect the water pressure and drains for clogs.
- Change out the batteries in the smoke detectors.
- Inspect for water damage and leaky drains and pipes.
  Check appliance and make sure they are working properly.
- Replace anything that needs to be updated, i.e. toilets, cabinets, etc.
- ☐ Fix anything that was listed as broken or damaged during the move-out inspection.

#### 4. Clean from Top to Bottom

☐ Throughout the Apartment

Windows and blinds

Marks on the ceiling

Floors and/or carpet

Laundry and storage

Light fixtures

Trim molding

Walls and doors

- Kitchen
  - o Floors
  - Cabinets
  - Microwave
  - Dishwasher
  - Refrigerator
  - Stove and oven
  - Counters, sink and disposal
- □ Bathroom
  - Toilet
  - o Floors
  - vanity
  - Sink and cabinets
  - Bath, shower and surrounding area

#### 5. Patch and Paint the Walls

- Patch up any holes in the walls.
- Pick a neutral paint color.
- Clean and tape the walls
- Paint the walls.
  Let the walls dry.

#### 6. Clean or Replace the Carpet

- Hire a professional carpet cleaner, or
- Pull up the carpet (Check our DIY guide on How to Remove Old Carpet)
- Rent a dumpster to toss out the old carpet
- Choose a new texture and color
- Lay down the new carpet

#### 7. Change the Locks

- Measure for the replacement lock.
- Select a lock with the same dimensions.
- Replace the latch.
- Install doorknobs.
- Remove the old deadbolt and install the new one.
- Make enough copies of the keys for tenants and yourself.

# **Apartment Turnover Cleaning Prices**

Ying Liu

## **Apartment Turnover Cleaning Prices:**

Condominium and Cooperative Conversion: New York regional hearing United States. Congress. House. Committee on Government Operations. Commerce, Consumer, and Monetary Affairs Subcommittee,1981 Condominium and Cooperative Conversion United States. Congress. House. Committee on Government Operations. Commerce, Consumer, and Monetary Affairs Subcommittee,1981 The Apartment Owner, 2006 Commercial Investment Real Estate Journal, 1994 Ann Arbor Telephone Directories, 2006 Buildings and Building Management, 1928 Creative Apartment Management ... the Easy Approach Duane Gomer, 1978 The Moscow Times Business Review, 2001 Apartment Building Operating Expense Guideline, 1988 New York, 2009-05

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