



MOST TURNOVERS WILL NEED: (STANDARD TURNOVER WORK)

- **Painting:** Depending on the condition of the property and length of previous tenancy, it may range from touch-up to wall-to-wall painting. In some cases, exterior painting may be needed.
 - **General Repairs:** This category encompasses a wide array of tasks, including but not limited to safety and preventative maintenance (such as upgrading a smoke detector, installing a fire extinguisher), caulking, tightening knobs, replacing light bulbs (or fixtures), check all water fixtures, unclog drains, check for potential water leaks, programming remotes, minor window repairs and window blinds replacement, relighting pilots, changing locks, or making copies of keys.
 - **Cleaning:** A minimum of one professional cleaning service will be needed before initiating showings. Additional cleaning services might be required on occasion, based on factors such as weather conditions and the duration of vacancy.
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OCASSIONALLY WE MAY NEED TO:

- **Landscaping:** This may include, but is not limited to lawn care, tree and shrub maintenance, mulching, edging, and ensuring the general tidiness of outdoor spaces. The aim is to create an attractive, well-kept landscape that leaves a positive impression on potential tenants.
- **Cleaning the gutters:** Proper gutter maintenance is essential to prevent water clogging, which can lead to potential water damage to the property's foundation, walls, and roof.
- **Flooring:** The most appropriate course of action will be determined by its current condition. Refinishing can restore looks and durability, or we may explore replacement for noticeable wear and tear.
- **Bathtub Re-glazing:** Over time, bathtubs can develop wear and discoloration due to use and exposure to cleaning chemicals. Bathtub re-glazing will restore the tub's original luster and provide a smooth, glossy finish.
- **Servicing the HVAC:** Service is highly recommended if it not recently done.
- **Testing/servicing the fireplace :** Service is highly recommended if it not recently done for safety purposes.
- **Kitchen and bathroom upgrades/ renovations:** This may include appliances, cabinets, and fixtures.
- **Exterior woodwork:** For instance, the replacement of deck planks.
- **Lead paint tests:** For properties built pre-'78. Additional work may be required.