

Top 10 Security Deposits Eaters

1. Carpet Steam cleaning/repairs/deodorizing by one of the approved vendors listed below)
Guaranteed Carpet Cleaning - Fred 704-4494
Or Serv-Pro 925.372.7234 (does not do carpet repairs)
2. Not replacing or repairing broken or missing blinds and/or screens
3. Deep Vacancy Cleaning - Ivan Cano 373-4843 (Approved Vendor)
Dust - Dust/clean ceiling fans & fixtures, window coverings (like blinds or drapes)
Kitchen - Under fridge, broiler, overhead fan, oven, stove top & under burners,
Bathroom; including but not limited to: soap scum, discoloration
Windows - Not cleaning window sills/frames and the in & outside of windows
Walls, door frames & base boards were not cleaned
Cobwebs
4. Not removing nails, screws, push pins, stickers, etc. from walls and ceilings
5. Leaving holes and forgetting to spackle & touch up paint
6. Trim hedges, bushes, trees and lawns (Approved vendors listed below)
Mike's Yard Service/Hauling 655-0055 Quality Landscaping & Maintenance 707-643-5422
Pooni's Yard Service 642-5413 E-Z Yard Service & Hauling 707-655-0238
7. Non removal of any tenant installed locks, padlocks, or keyed door knobs
8. Hauling of any personal belongings including: shower curtains, cleaning products, bbq's, boxes, auto parts, trash and debris. Approved Vendors:
Mike's Yard Service/Hauling 655-0055 E-Z Yard Service & Hauling 707-655-0238
9. Not returning all keys and transmitters to the office
E.g. Garage door remotes, building and/or mail keys, mail key, gate transmitters pad lock keys, etc.
10. Not paying prorated rent or utilities up to the expiration of the thirty day notice and/or not paying past due late fees, NSF fees, service fees, etc.

IMPORTANT: If you hire a vendor other than our approved ones listed above, the job may not be up to our standards and one of our approved vendors would need to finish or redo the job.

PRE MOVE OUT INSPECTION: The best time to schedule this is when you have completed the list above and a day or two before turning in your key(s).