



Sedulis Property Management
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Cleaning Standards

Tenants are responsible for keeping leased property in a neat, clean, and sanitary condition. Maintaining cleanliness is essential for preserving the condition and value of the home, preventing pest infestations, and ensuring a safe and healthy living environment for all occupants. Failure to maintain reasonable standards of cleanliness and sanitation constitutes a violation of the lease and may result in lease termination and eviction.

If the landlord has any reason to believe there may be a deficiency in housekeeping, the landlord will schedule an inspection of the premises and provide the tenant a formal written notice of any deficiencies found. Re-inspection will be conducted as necessary to ensure that the property is appropriately maintained.

The standards set forth below are provided as guidance for tenants, and shall be used by the landlord when inspecting the property and reporting deficiencies.

General Interior Standards (All Rooms)

- No buildup of clutter or personal belongings that block exits or impair cleaning.
- Walls, ceilings, baseboards, doors, and trim should be free of excessive dust, dirt, cobwebs, handprints, grease, or smudges. Use soapy water to clean. Do not use bleach or harsh cleansers.
- Windows and windowsills must be free of dirt, mold, and grime; glass should be reasonably clean.
- Light fixtures and ceiling fans must be dusted and wiped down.
- Ceilings should be clean and free of cobwebs.
- Heating and cooling vents should remain unobstructed and reasonably clean.
- Change the air filter regularly.
- Doors should be clean, free of grease and fingerprints.
- Trash and recycling must be removed regularly and not allowed to accumulate indoors. In order to prevent cockroach and vermin infestation, remove all boxes, paper, garbage, and other rubbish daily to proper disposal containers. For large items that do not fit in the regular trash, consult local municipal or private trash service provider guidance for proper disposal.

Kitchen

- Countertops, cabinets, and backsplashes must be wiped clean and free of grease, food residue, or spills. Cabinets should not be overloaded. Storage underneath the sink should be limited to small or lightweight items to permit access for repairs.

- Sinks must be kept clean and free of standing water, food particles, or stains. Drains must remain unclogged and odor-free. Dirty dishes should be washed and put away in a timely manner.
- Refrigerator and freezer should be regularly cleaned inside and out. No spoiled food, mold, or spills. The freezer door should close properly, and the freezer should have no more than one inch of ice if it is not frost free. Never use a knife or sharp instrument to chip off ice. A pan of hot water or fan works best in speeding up the defrosting process.
- Oven, stovetop, and range hood must be free of grease, burnt food, and residue. Oven drip pans and grates should be wiped regularly.
- Microwave, if provided, must be kept clean inside and out.
- Floors should be mopped regularly and free of food debris or sticky residue.
- Trash must be removed regularly to prevent odor, pest attraction, or sanitation concerns.

Bathrooms

- Toilets must be scrubbed regularly, including bowl, seat, lid, and surrounding area. They should be clean and odor free. Toilet bowl cleaner and Mildew remover when used on a regular basis should help eliminate and prevent stains.
- Sink, faucet, and countertop must be clean and free of soap scum, toothpaste residue, and grime.
- Bathtub/shower, tiles, and grout must be scrubbed and free of soap scum, mold, mildew, or hair buildup.
- Mirrors must be reasonably clean.
- Floors must be swept and mopped.
- No buildup of personal care items, trash, or clutter.
- Exhaust fans (if applicable) must be free of visible dust buildup.

Bedrooms & Living Areas

- Floors should be vacuumed or swept regularly; carpets must be kept free of excessive stains, odors, or pet damage.
- Furniture should be arranged safely and should not block egress.
- Surfaces such as dressers, desks, and side tables should be kept reasonably clean and free of debris.
- No excessive clutter, food storage, or dirty laundry accumulation.

Laundry Area (if applicable)

- Washer and dryer should be wiped down and lint traps cleaned regularly.

- No buildup of laundry, detergent spills, or lint in surrounding areas.
- Floors must be kept clean and dry.

Storage Areas

- Linen closet should be clean and organized.
- Other closets should be clean and neat. No flammable materials should be stored in the unit.
- Other storage areas should be clean, neat, and free of hazards.

Exterior Spaces

- Porch, patio, and walkways must be free of hazards, trash, excessive clutter, or debris. Only flowers, porch and patio furniture may be on the porches.
- Yards should be free of debris, trash, and abandoned cars. Exterior walls should be free of graffiti—report vandalism to the landlord immediately.
- Parking area should be free of abandoned cars. Only minor, short duration car repairs should be performed on premises.
- Outdoor trash bins must be used properly with lids closed to prevent animal access and odor.
- Lawn and yard care (if a tenant responsibility) must be maintained as specified in the lease, or in accordance with community standards (HOA requirements if applicable).

Pest Prevention

- Food should be stored in sealed containers or properly in cabinets.
- Dishes must be washed regularly; dirty dishes should not be left out for extended periods.
- Trash should not be allowed to accumulate indoors or outdoors.
- Any signs of pests (ants, roaches, rodents, etc.) must be reported to the landlord promptly.