Kalpresh Properties LLC

Carpet

1. Vacuum your carpets and floors daily using a high-performance vacuum cleaner.
2. Thoroughly clean your carpet and shampoo your carpet at least once every month.
3. Engage professional carpet cleaner services once every six months to run a deep shampooing on your carpet.
4. Rent a rug-doctor periodically and buy a heavy-duty shampoo to clean traffic patterns.

Paint

1. If your unit was supplied with extra paint for bedrooms and other walls. Please shake your paint regularly once every two/three months to ensure no chunks or lumps are formed in the paint. Doing this will save you a lot of trouble, time and pain when you move out as you will not have to bother finding an exact paint match or buy extra paint at your expense.
2. Wash your walls with mild soap soaked cloth to take stains, dirt layers, etc out.
3. Paint your walls if there are stains, dents or any spots.

Appliances

1. Consider the CenterPoint Home Plan for appliances. This costs anywhere from $28-$40 per month depending on 8 or 12 appliances.
2. Regularly change your air filters. We recommend you buy high-quality air filters from Honeywell. This will help you get clean and fresh air and avoid any respiratory issues. Not changing air filters regularly will cause blower clogging of your furnace. Your furnace should be scheduled at least once every six months for a furnace tune up. There are coupons available for about $69 for a complete tune up. You should arrange to clean the blower of the furnace once every 6-8 months.
3. Have your air-conditioners checked for Freon gas refills. Ensure you are getting a requisite amount of cool and fresh air. If your unit has a high-ceiling fan, you are supposed to leave it on for better air circulation. Ensure your unclean furnace is not overloading the AC unit making it work harder and eventually create an AC capacitor failure.
4. Clean the lint filters in your dryer.
5. Remove the grease on your microwave, inner side of your oven and stove tops.

Gutters

1. Keep leaders and gutters free of leaves, sticks and any accumulations.
2. Regularly clean your gutters at least once every six months.

Pets

1. Remove your pet feces immediately to avoid any sod damage issues.
2. If any sod is damaged, use grass seeds immediately to grow the grass.
3. If any carpet is damaged by a pet, please arrange to repair that immediately.
4. If there are any accidents, you should arrange to use a professional to avoid damage becoming permanent.

KP Maintenance Check List

Kalpresh Properties LLC

Drive way

1. Do not use any salt on stoops or walkways. Calcium chloride is recommended instead for de-icing as it is not harmful to the masonry.

Windows and Blinds

1. Repair any window(s) or screen(s) damages. Observe care and caution when installing and removing any window connected items. Regularly clean the grease and dirt on the railings in the windows from inside as well as outside.
2. Be gentle with your blinds. Repair and buy any missing parts

Mold and Mildew prevention

1. Maintain the unit so as to provide mold and mildew from accumulating in the unit.
2. Avoid excess water accumulation, dampness, humidity, and impediment to airflow as this may lead to undesirable mold, mildew, and fungi growth is associated with. Clean and dust the unit on a regular basis and to remove visible moisture accumulation on windows, walls, and other surfaces as soon as reasonably possible.
3. Do not block or cover any of the heating, ventilation, or air conditioning ducts in the unit. Exhaust systems or fans provided in bathrooms and kitchen areas must be used to remove excess humidity and moisture. Refrain from any activities that would cause excessive humidity or moisture levels in the unit. Window coverings must permit ample airflow between the glass and air. Wall hangings or decorations should not block or cover any heat or air circulation systems.
4. Immediately repair (i) any evidence of a water leak or excessive moisture in the unit, as well as in any storage room, garage, or other unit areas (ii) any evidence of mold or mildew like growth that cannot be removed by simply applying a common household cleaner and wiping the area (iii) any failure or malfunction in the heating, ventilation, or air conditioning system in the unit and (iv) any inoperable doors or windows.

Fire Precautions

1. Do not keep any flammables, explosives, or other non-household combustible items in the rental unit.
2. Dispose of newspapers and other refuse regularly and test smoke detectors regularly.
3. Do not place matches or lighters where children can reach them.
4. Clean grease from the cooking range, oven, and exhaust fans and vents regularly.
5. Do not empty ashtrays into the wastebasket, do not smoke in the rental unit, do not use worn electrical cords, do not overload electrical outlets, do not leave candles or any burning object unattended, do not block hallways or entrance areas, do not tamper or interfere with any smoke detector or other fire safety equipment, do not cover disconnect smoke detectors, do not leave any paper, flammable or other object not designated for cooking near stoves or cooktop surfaces.

2853 Wyndam Court Shakopee MN 55379 Phone 952 209 3803



6. Do not store excessive amounts of personal property or furnishings that can pose a fire hazard to you and other residents. It will also impede the circulation of heat and ventilation in your unit. Remove, or store off site, any amounts of personal property deemed to be excessive.
7. Do not use any Christmas trees and wreaths in the rental unit.
8. Do not leave your grill or stove appliances on.

Plumbing

1. Check your dishwasher, sink basket, faucets regularly.
2. Check your sprayer/disposal/wash basins for any clogging.
3. User hair removal lotions in wash basins of bathrooms.
4. Use screens in disposal. Do not dispose of large food items, chunks in your kitchen sink.
5. Check for any leaks from time to time.
6. Check for water flow. Add salt to your water softener.
7. Periodically check if mineral deposits are clogging up.
8. Add Salts to your water softener. Recycle properly.

Garage Door

1. Regularly oil your garage door pulleys.
2. Check the alignments of the eyes.
3. Do not overuse your garage door. It has a maximum life and overusing would result in high consumption.
4. Replace batteries in your garage door openers as well as your keyless entry pad.
5. Maintain and timely replace any parts to avoid accidents.

Miscellaneous

1. Do not have light bulbs with wattage higher than 60 watts.
2. Should you attach any fixtures, blinds or any other objects to the real property by nails, screws or glue, do not remove these objects from the premises when you leave.
3. Do not install any wiring on the premises which requires the drilling of holes into the dwelling
4. Conduct all the minor repairs such as plumbing, appliances, light switches, electrical, doorknobs, broken window handles, leaking faucets, minor toilet problems, etc. Do not contact Kalpresh Properties in case of any minor repairs estimating less than $50.00
5. Change your consumables such as batteries, light bulbs, filters, water softener salt, etc. regularly.
6. Keep the place hygienic by regularly using deodorizers, sanitizers and cleaning agents.
7. Use bleach agents on toiletries and wash basins.
8. Remove cobwebs particularly from high-ceiling areas. Buy a 16-foot extendable broom to take the cobwebs out.
9. Clean the blades of the ceiling fan from time to time.

KP Maintenance Check List

10. Wash your patio area from time to time especially if any food remains as it will attract birds, coyotes or mosquitoes.
11. Patch up any wall dents, holes, screw removals or nail removal areas.

2853 Wyndam Court Shakopee MN 55379 Phone 952 209 3803