

Countertops

Do not place hot objects directly on the laminate Formica. Do not use the Formica as a cutting board. Avoid cleaning it with strong abrasives (Soft Scrub works well). Granite countertops should be cleaned with water and gentle soap. Do not use chemicals on this surface as the stone will dry out.

Lights

Interior 4-ft fluorescent bulbs, bulbs located in cathedral or vaulted ceilings, and all exterior lighting are the responsibility of management. All other bulb replacements are the responsibility of the tenant.

Range

Regular cleaning of ranges – electric or gas – will facilitate move-out procedures for both the tenant and management. When broiling, reduce excessive grease splatter by covering the bottom of the broiler tray with foil before use. In addition, keep the oven door slightly open. Never place aluminum foil shiny side up under the burners; it may cause electric heating elements to short out.

Refrigerator

Clean the refrigerator monthly using soap and water (never bleach) to keep it functioning properly. Never leave the refrigerator turned off with the door closed for more than a few hours as mold and mildew may develop. Refrigerators must be left on even when tenants leave for an extended period of time or at the conclusion of the lease. If the refrigerator is left off for an extended period of time and the compressor is thereby damaged, tenants will be responsible for all repairs. Never use screwdrivers, knives, etcetera to pick ice away from the freezer compartment when manually defrosting, as this may puncture the coolant line. If this occurs, the refrigerator/freezer will be replaced at the tenant's expense.

Shower

Be sure shower curtains are completely closed and inside the shower walls when taking a shower. Avoid build-up of soap film by rinsing all soap off of shower curtains after each use. Shower curtains are to be supplied by the resident. Keep the bathroom floor dry at all times. Please understand that tenants can be held liable for damages associated with leaks into units below if the cause is determined to be failure to keep water contained in the shower or tub.

Garbage Disposal

Do not pack waste into the disposal; put only small amounts in at a time. Make sure cold water is continuously running during operation to ensure that all waste is disposed. Do not put anything hard into the disposal, including, but not limited to, bones, silverware, and bottle caps. Please do not use drain cleaner in disposals. If the disposal does not work, please try pushing the reset button located on the bottom of the disposal unit. Even if the garbage disposal is not being used, it is a good idea to operate it at least once per month.

Smoke and/or CO Detectors

Each unit is furnished with a direct-wired and/or battery-operated smoke detector. Units with gas fired appliances, HVAC, gas-fired building equipment, and/or underground parking garages are also furnished with carbon monoxide (CO) detectors. These items are in the units for the safety of all tenants. Please do not remove the batteries or detach the detectors from the wall or ceiling for any reason.