

## **MAINTAINING APPLIANCES AND FIXTURES**

- **Water Damage:** Tenants must take care to avoid water damage caused by allowing water to sit on counters and floors; care must be taken to ensure that shower curtains are inside the tub. Water on tile floors can seep through the grout and cause dry rot on the subfloor.
  
- **Mildew:** You can prevent mildew forming in between tiles and around the tub by cleaning with bleach-like substances regularly.
  
- **Toilets:** Paper towels, feminine products, baby wipes, and other objects should not be flushed down the toilet as it will cause a blockage or possibly damage to the pipes. In case of clogged toilets, hardware stores carry toilet plungers to aid with the blockage.

We have provided a plunger in your bath in case of stoppage. Put plunger into the toilet bowl and push up and down.

- **Drains:** Avoid letting food and hair get down the drains. Clogged drains caused by hair, food and grease are the tenant's responsibility; hardware stores carry "hair catchers" to place in sink and tub drains that significantly help keep drains free of hair.
  
- **An excellent drain cleaning/clearing solution recipe is:** 1 cup salt, 1 cup baking soda, 1 cup vinegar, followed by 8 cups boiling water. We recommend performing this treatment monthly to avoid build-up.

- For stove or oven: For continuous cleaning ovens use soap and water to clean, please never use oven cleaners or abrasives as this will ruin the finish.
  
- Refrigerator: Keep reasonably clean behind and underneath the refrigerator. Coils and drip pans will require cleaning. If drip pans are not kept clean, the pans can start to develop a strong odor.
  
- Smoke and Carbon Monoxide Detectors: Tenants are responsible for changing batteries in Smoke and Carbon Monoxide detectors. Test all smoke detectors on a regular basis. Battery operated models will begin to make an intermittent beep when the battery is running low. We recommend changing batteries at the beginning and end of daylight savings time or in the Fall and Spring.
  
- Hardwood floors: For cleaning and/or applying oil to hardwood floors, only use a soft cloth. It is best to sweep and dust regularly.
  
- It is the tenant's responsibility to replace lightbulbs.