



Real Estate Rental Turnover Services

Maintenance One Performance, Inc.
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Trash and Hauling

When tenants leave behind old furniture and trash, Maintenance One knows that the rubbish must be removed quickly. For a rental property, time is money. This is why we offer our haul away service.

Maintenance One is proud to be a leader in green planet initiatives. For Maintenance One, trash hauling does not construe filling-up a landfill. Once we remove the rubbish from your rental, our technicians will evaluate all of the oddments seeking everything that can be recycled. The items that cannot be recycled are evaluated for the best use prior to scrap.

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Our hauling services includes

- Demolition waste removal
- Eviction and foreclosure clean-outs
- Household rubbish
- Furniture
- Appliances
- Electronic waste (TV's, stereos, computers, and other electronics)
- Clothing
- Old bathtubs, hot-tubs, toilets
- Construction materials (old carpets, tiles, drywall)
- Mattress Disposal
- Garbage
- Yard waste
- Large and bulky items
- Exercise Equipment
- Old tires and automotive parts
- Scrap metal
- Propane tank recycling



Cleaning and Maintenance

Maintenance One provides deep cleaning services for rental properties. Our deep cleaning services ensures that your new tenant moves in to their rental with clean as well as sanitary conditions from day one. Our Janitorial Specialists work through a checklist to ensure that all surface areas will be cleaned. In addition, any features that display considerable wear, will be noted on our site inspection report, provided to you as part of the service.

Maintenance One goes above and beyond for you by providing a complete property maintenance service. Your rental properties are your assets. Our service cleans, maintains, and reports the conditions so that you have full confidence asking top dollar for your rentals. By partnering with Maintenance One, you will make the choice to extend the life of your appliances, floorings, and buildings, resulting in increased value over similar, unmaintained rental property.

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Our maintenance service includes

- Cleaning includes
 - Dusting of surface areas, blinds, ceiling fans, vent covers, and shelving
 - Washing refrigerator interior, stove, oven, small appliances, and hood
 - Complete bathroom cleaning and sterilization (sinks, bathtubs showers, toilets)
 - Washing of all countertops
 - Cleaning of all floors which includes steam for sterilization
 - Carpet cleaning (includes stain guard)
 - Doors and door frames (includes door knobs sterilized)
 - Window washing
 - Odor removal treatment (smokers and pet)
- Property inspection
 - Leaks (faucets, toilets, washing machine, dish washer)
 - Hot water is working
 - Railings on stairs and decks are adequate and secure
 - Windows - no broken glass or damaged screens
 - Electrical – All outlets test for ground and no missing covers
 - Ground Fault / GFCI protection for electrical outlets within 6 feet of sink(s)
 - No significant cracks in walls or ceilings
 - Cabinets - good condition: doors and drawers operate properly
 - Smoke / carbon monoxide detectors pass test condition.
 - Inspect for signs of insect damage



Painting Services

Maintenance One's painting service provides property owners cost effective touch-up painting, single room painting, or entire interior painting. Our team utilizes common paint colors which reduces the need for you to buy and store paint saving you money. We use a primer and paint in one, which provides complete coverage.

Your rental property deserves the best and that is exactly the quality that we provide. Before our painters apply any paint, we remove all electrical plates, tape the outlets, tape any smoke detectors, and cover cabinet doors. We prep the walls by patching holes, removing any picture hooks and tape, then we wash the walls with TSP for cleanliness. Then our painters roll the paint in a controlled manner for best results.

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Our painting service includes

- Procurement, storage, and supply
 - Paint (various standard colors)
 - Eco-friendly Acrylic and Latex based paints (no lead based paints)
 - Unused paint returns to storage for the next job (saving you from overbuying)
 - Materials (brushes, drop cloths, tape)
- All prep work
- Cleanup after paint application
- Property walkthrough
- Optional – Drywall repair
 - Repair of walls from tenant damage
 - Re-application of drywall textures (cover damaged areas)
- Optional - Interior Design Styles
 - Custom color selection



Flooring Installation

The flooring in your rental property is an expensive investment. It must look nice for when you show prospective tenants your property. Maintenance One offers flooring services that helps extend the life of your carpet, tile, and wood floors. We also provide repair service for when you have a small area that needs some attention.

For those times when you find that your flooring is ready to be replaced, Maintenance One has an entire catalog of available options that we can install quickly. You can choose from Carpet, Tile, Wood, and even Laminate Wood floors. Our Flooring Technicians have over twenty-years of experience installing new floors so that you have a move-in ready rental for your clients.

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Our flooring service includes

- Removal of old flooring
- Surface preparation
- Choices of flooring include
 - New carpet
 - Laminate wood flooring
 - Hardwood flooring (multiple wood types available)
 - Tile flooring
 - Linoleum flooring
 - Peel and Stick Vinyl Floor
- Sustainable flooring products
 - Cork floors (bark extract)
 - Bamboo flooring (fast growing grass)
 - Linoleum flooring (manufactured from renewable resources)
- Repairs of existing flooring



Deep Sterilization

COVID-19 has created new challenges for rental property owners and managers. Maintenance One offers our deep sterilization service to help combat the spread of COVID-19 and reduce any risk for new tenants to become infected.

Deep sterilization is a technique that kills germs and viruses from high traffic areas as well as high touch surfaces. Our service uses disinfectants that are CDC approved (known to kill the virus) List N. Our products are used strictly on surfaces and are safe for human interaction after the approved contract time has been reached. Our technicians will advise you of which products are used as well as the amount of time to stay clear until the sterilization procedure has completed.

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Our deep sterilization service includes

- Develop a sterilization plan
 - Identify all areas for treatment
 - Closed areas will need light cleaning
 - High-traffic and areas that are routinely touched will require deep cleaning
- Implement the plan
 - Use of known disinfectants that kill germs and viruses from surfaces
 - Maintain the disinfectant for a required period of time
 - Test for traces of live virus
 - Surface testing for the coronavirus
- Recommendation for maintenance
 - Regular cleaning to reduce the chance of the virus on surfaces
- Recommended areas for deep clean include
 - Tables
 - Doorknobs
 - Light switches
 - Countertops
 - Handles
 - Desks
 - Phones
 - Toilets
 - Faucets and sinks