



Cleaning and Refreshing during Make Ready's – Pro Tip from Sven

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I want to introduce you all to Sven, he has been my Sr. Handy guy and cleaner for both apartment and single-family home make readies. Sven is very good at not just performing make readies but at doing them with a level of detail that is cost effective resulting in nice rent ready properties. He has finally allowed me to share some of his best practices in the industry after his years and years of experience. He has a few examples to share related to cleaning and refreshing detail.

When painting sometimes he finds that the switch and face plates are dirty, dusty, and crusty from time and bad painting in the past. What he does is remove them and place them in a bucket of warm / hot water with TSP-PH for a few minutes. Then remove them and remove the dust and crusty old paint with a sponge, rinse and dry and they look like new. Add some new plate screws and they are ready for reinstallation after the paint is dry. Now your face plates and switch plates look new to match your fresh paint! Sven adds that any broken plates should be replaced.

Another example is cleaning the exterior of old kitchen cabinets. Through time dust, grime, food, and finger goo can build up on the cabinet and drawer doors so that they become dark with soil. This needs to be removed to refresh their cabinets appearance! One way to do that is use a bucket of warm / hot water with TSP-PH and a sponge to remove all this from the cabinets. Sometimes one must do this twice and perhaps use a putty knife to lightly scrape the softened material off the surfaces. Once done lightly rinse and dry surfaces and see the difference. Sven's able to remove most all the dust, grime, food and finger goo from the drawers and doors resulting in a clean and refreshed look! And if that does not make your kitchen cabinets look better it will allow you to paint and or refinish them with a semi-gloss of poly to protect them.

Sven's last example is that he likes use TSP-PH to clean soil and stains off painted walls so such that walls may not need to be painted. This can save time and money in performing make readies resulting in higher net operating income for property owners. All my owners like this and benefit from Sven's work!

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