



Scope of Work | Carpet Cleaning

If you've performed a student housing turn before you understand. If you haven't, you're in for an experience that you'll remember for a lifetime! Student housing turns typically last 10-21 days, where hundreds of students are moving out of a single community just days before a fresh crop is moving back in. Meaning time is of the essence. But never fear... The Turn Company is here to guide you through our process! Below are some key factors to take into account.

- Each day our Project Coordinator will assign your crew a bulk list of rooms that need some level of carpet cleaning. The carpet cleaning stage of turn typically comes last because it is faster than painting or cleaning, and because it leaves sharp lines on the carpet that everyone can see and know it was cleaned. Turning student apartments is about staying on schedule, so be sure you have enough workers and they understand the time constraints.
- Each room will have an indication of "Carpet Clean":
 - **Carpet Clean** - Move all furniture in the bedrooms and living room (if carpeted) and clean all common areas and bedroom carpets, clean all hallways and stairwells.
 - **Additional Services** - If a stain or pet treatment is encountered a change order must be completed before treating, outlining the additional cost, and approved by the Project Coordinator and either Community Manager or Maintenance Team Lead.
- Occupied Bedrooms & Common Areas
 - Occupied bedrooms will not be carpet cleaned unless it is directed in writing by the on-site management team. Common areas (meaning living rooms, hallways, and stairwells) will also only be cleaned when an entire apartment is vacant, or when directed in writing by the on-site management teams.
- All equipment and chemicals required are to be supplied by the contractor. Water and electricity (if required) will be provided by the community.