



**PEEL LIVING
UNIT TURNOVER MINIMUM STANDARDS**

It is imperative that all units in the Peel Living Portfolio meet the following criteria upon unit turnover.

A. SAFETY FEATURES
Each window has a safety lock device in place that work properly
All door closures (where applicable) are in place and working properly
All smoke detectors/ Fire Bells/Heat Detectors/CO Detectors are in place and working properly
B. ELECTRICAL
All light fixtures are Peel Living standard, are clean (free of all dirt and debris) and have working light bulbs in each.
All electrical switches & receptacles are in working condition, cover plates are properly in place with no cracks/chips and paint free.
All ventilation fans (bathroom/kitchen exhaust) are working and grills/covers are free of dirt/grease/debris.
GFI outlets (Were applicable)
C. FLOORING
Flooring (carpet/parquet/vinyl) is clean and free of debris
Floor vents are clean and free of debris
Threshold at front door is clean/refinished
All baseboards are continuous and have a finished appearance
D. WALLS/CEILINGS, APPLIANCES, CARPENTRY/INTERIOR
Unit walls, including front door (inside and outside) are clean and have a finished look.
Stove and refrigerator are in working order and are clean and grease free
Unit doors are in good condition (free of marks/graffiti/dents) with properly operating hardware (hinges/door handle/peep hole in applicable)
All cupboards, counter tops and vanities are clean (remove mack tack and paint if needed) and in good working condition
Closet doors are in place, clean and in proper working order with properly operating hardware (hinges/door handles)
E. HARDWARE
Door handles are properly installed, cleaned, and in working order
All doors have stoppers installed
Peel Living standard kitchen and bathroom handles and hinges are installed and in good working order
Closet door tracks are clean and in working order
All stair handrails properly installed and secured
F. FIXTURES
Window drapery rods installed
All bathroom toilets are clean and working properly (flushing)
Bathtubs are clean and caulking is in place and mould/mildew free
Kitchen and bathroom sink and taps are clean and working properly
G. WINDOWS/EXTERIOR DOORS
Window and/or patio doors are clean and in good working order. All sliding patio doors have properly working locks
All window have proper screens in place that are in good condition (rip free)
H. FOR TOWNHOUSE ONLY
Hot water tank working properly
Basement free of debris
Furnace working properly
Front and rear yard area, including garden beds are clean and free of debris
Exterior steps (front and rear) should be clean and free of trip hazards
Mailbox is in place and in good condition
Exterior lights have proper covers and working light bulbs
Exterior fencing, eaves troughs, down-spouts are in good condition
Garage is clean and free of all debris, utility meter
Garage door in good working condition
Exterior dryer vent covers are in place and in good working condition