

Total Freedom Membership Plan

GENERAL ITEMS

Item	Description
Walls, floors, and ceilings	Inspect the walls and floors for any marks or scratches. Any holes in the walls or ceilings must be sealed to keep the heat in and keep pests out.
Doors and windows	Examine the door frames and handles as well as the windowsills for any damage; check if any blinds, curtains, or screens require replacing or cleaning; check locks on the doors work properly
Stairs and hallways	Check the stairs and hallways for any signs of damage, including the walls and floors; check if sturdy and able to support the heavy loads.
Seals & Waterproofing	Examine the door frames & windows, as well as walls, ceilings, etc. for signs of water damage or pest damage.

Baseboards and moldings	Check for damage to the baseboards and moldings
Fireplace	check for any damage that need addressing & chimney is functional
Counters, drawers, and cabinets	Inspect all surfaces & interior of counters, drawers, and cabinets in the property including the bedroom/s, bathrooms, and kitchen for proper operation and check for any damage
Furniture	If your rental property comes furnished, it is equally important to inspect the furniture for any signs of deterioration or damage.

ELECTRICAL/LIGHTING

Item	Description
Light fixtures	Check whether all light fixtures are working; replace the bulbs as needed. Have an electrician fix any issues immediately.
Outlets & Power Switches	Inspect all outlets for power and proper voltage. Ensure all on/off switches are working properly.
Electrical Pannel	Check to make sure there are no popped breakers, and the items are properly labeled.

ELECTRONICS & APPLIANCES

Item	Description
HVAC systems	Check heating, ventilation, and air conditioning systems to ensure they are operational. Replace filter(s).
Appliances	All appliances must be working as intended. That includes stoves and burners (as well as their controls), range hoods, ovens, refrigerators, and dishwashers.
Garbage disposal	check it is working properly and poses no risk to the tenant's safety

PLUMBING ITEMS

Item	Description
Plumbing basic	Check faucet, flow/pressure, and drainage. Snake drain if slow or clogged.
Toilets	Ensure toilets are flushing and filling properly. Check flapper valve, chain, and other items inside the tank. Ensure toilet sits flush on the floor and there are no visible signs of leaks, etc.
Sinks and Showers	Inspect for visible signs of leaks, cracks, & breaks in the facet. All showers and bathtubs are clean and well-maintained. Make sure the knobs work properly, and the water drains smoothly. Seals are in good working order

SAFETY & SECURITY

Item	Description
Fire Safety: Smoke detectors and alarms	Ensure all smoke detectors and smoke alarms are working correctly. Replace any batteries that need replacement. Test the alarms and detectors to ensure they are up to code. Inspect fire extinguishers & sprinkler systems if applicable in good working order.
Security Alarm	Ensure security alarms are working correctly. Replace any batteries that need replacement. Test the alarms and detectors to ensure they are up to code.
Locks: Doors & Windows	Ensure all locks are working correctly. Replace any batteries that need replacement. Test the alarms and detectors to ensure they are up to code.

OUTDOOR ITEMS

Item	Description
Parking area	The parking area is clean and well-maintained. Check for any cracks or deterioration.
Lawns, backyards, pools, and gardens	Check for any safety hazards or landscaping issues
Exterior & Roof	Check for cracks, cleanliness, & signs of weathering of exterior walls, gutters, & overhangs. Look for visible signs of roof damage as can be seen from the ground.
Patios, balconies, porches, and decks	Inspect all surfaces of these areas to ensure they stay well-maintained and do not have cracks, holes, or breakages.

THE GOOD STUFF

Item	Description
Priority Service Call	<i>Total Freedom</i> members will be placed in priority status. All non-emergency service calls provided by MIH Pros will be addressed within 48 hours (2 business days). If professional services are determined to be necessary by technicians, MIH Pros will schedule with one of our trusted and licensed (if applicable) partners for the repairs needed on the property.
Schedule Professional Services/Inspections	HVAC: 2/yr; Plumbing: 1/yr; Electrical 1/yr; Septic: 1/yr; Roof:1/yr
discount service calls (10%)	<i>Total Freedom</i> members will pay a discounted hourly fee for all repair service calls
Move-in/out Inspections Long Term Rentals	<i>Total Freedom</i> members will receive a complementary inspection during vacancies on long-term rentals. This will include an additional complete monthly inspection; Inspect walls, baseboards, cabinets, screens, doors, etc. for damage; evaluate property for trash (interior & exterior) &/or large item removal; create estimate for repairs/removal; schedule with one of MIH Pros trusted and likened (if applicable). <i>NOTE: Long-term rentals are defined as six (6) months or longer.</i>