



WELCOME

GUIDE TO OUR HOME & THINGS TO DO AROUND TOWN

BRIDGE CITY
ROWHOUSE

BRIDGE CITY ROW HOUSE



☺ Nicolette Lupinacci

☎ 412.377.4793

✉ Tonic13pgh@yahoo.com

WiFi Username: BCRH

Password: Chestnut1016

WISHING YOU A WARM WELCOME!!

We hope you enjoy your stay. Please reach out with any questions or concerns, we will be happy to help! There are a few bottles of water, coffee, and tea. You will also find shampoos, soaps, some paper products, laundry, and cleaning supplies to get you started. Welcome to Pittsburgh!

CHECK-IN/CHECK-OUT

Check-In Time/Day of Arrival: After 3:00 PM (unless specified)

Your Code for accessing the home will be the last four digits of your phone number, provided prior to check-in.

Check-Out Time/Day of Departure: At 11:00 AM or before. Please text or call us once you have left and locked up (412)-377-4793.

1. Before you leave, please place used dishes in the dishwasher and press Start.
2. Please clean out the refrigerator and cabinets of all perishable foods.
3. Please make sure that all exterior doors are locked before leaving. (Front door, Patio doors etc.)
4. Please place any used bath towels and hand towels in the washing machine and START the load of laundry.
5. Please pull bed linens from mattress and leave in room on the floor.
6. Please place any amenities where you found them. This makes it easier for the cleaner/property manager to locate everything and to make sure you are not charged for anything that might have gotten misplaced.
7. Things happen, and we understand that. If an item should break or get misplaced, please call us and let us know.
8. Please put the covers on and make sure controls are in the “off” position for all outdoor amenities (hot tub, grill, fire pit, lights)
9. Please bring all trash outside to the cans located in the garage.

Thank you!!

PARKING

- ✓ Parking is limited to vehicles in the garage and on-street parking where available. We are the first garage located around the corner from the coffee shop/firehouse on Monetta Way, behind Chestnut Street.

GARBAGE

- ✓ Garbage cans are located in the rear of the garage.
- ✓ Garbage collection is Friday morning, trash cans can be put out Thursday night or no later than 6am Friday morning.
- ✓ Please return the cans to the garage Friday afternoon after pick up.

HOUSE RULES

HOUSE RULES REMINDERS (The Renter is responsible for all guests, occupants, and invitees and must make sure that all rules are followed):

- ✓ The max capacity of the home is 10 people. No parties.
- ✓ Guests are allowed in the hot tub between 7:00 am and 10:00 pm. To be respectful to our neighbors, and per the city of Pittsburgh ordinance, there shall be no music and/or loud gatherings outside past 10:00 pm. Absolutely no pets in the hot tub.
- ✓ No smoking inside the home. Any damage from cigarettes or odor detected in the property, will have an odor remediation fee of (\$500+) implemented. Guests will be responsible for any cigarette damage outside of the home.
- ✓ Dog(s) are to be leashed while outside the property and be under the control of the owner. Unattended dogs need to be crated while left alone in the property. No animals are permitted on furniture. Waste needs to be picked up and disposed of. Owners are responsible for cleaning or replacement fees of any damage to property due to animal waste or actions on the property.
- ✓ Safety & Security - This property features 24/7 audio/video security and does not invade personal privacy in any of the private areas. Any efforts to disable, tamper with or obscure security equipment is a felony and will be subject to immediate removal with no refunds.
- ✓ Vehicles parked on premises must be in working order with necessary registrations and/or inspections.
- ✓ The Renter will be responsible for any fine and/or violation that is imposed on the Owner due to the Renter's negligence.

- ✓ The Renter shall abide by all Federal, State, and Local laws.
- ✓ The Renter shall notify the police and Owner of any illegal activity that is witnessed in or around the Rental Premises.
- ✓ The Renter agrees not to use the Rental Premises for any unlawful purpose including but not limited to the sale, use, or possession of illegal drugs on or around the Rental Premises.
- ✓ The Renter must report any malfunction with smoke detector(s) immediately to the Owner. The Renter agrees not to remove, dismantle or take any action to interfere with the operation of any smoke detector(s) installed on the Rental Premises.
- ✓ Absolutely no hazardous materials are permitted to be in or around the Rental Premises at any time.
- ✓ The Renter may not use or store Kerosene or space heaters at any time in or around the Rental Premises.
- ✓ The burning of candles is not permitted within the Rental Premises.
- ✓ Under no circumstance may a stove, oven or range be used as a source for heat.
- ✓ Barbecue grills may not be used inside the Rental Premises.
- ✓ The Renter shall use ventilating fans at all times when bathing and cooking.
- ✓ All windows and doors must remain closed during inclement weather and locked when not home or leaving the premises.
- ✓ The Renter shall notify the Owner of any pest control problems.
- ✓ The Renter may not store or park a recreational vehicle, commercial vehicle, or watercraft on Rental Premises without the Owner's written permission.
- ✓ Owner/Agent does not permit loud gatherings. A disturbance caused by Renter or Renter's Occupants or Invitees that results in any police action and/or complaints from neighbors is considered sufficient cause for immediate termination of this Vacation Rental Agreement, immediate eviction, and all monies paid will be forfeited as permitted by law.

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ENERGY/HEAT/COOLING

- ✓ Keeping the wall units on "Auto" when needed will help regulate the temperature. The sun icon is for heat (winter), the snowflake icon is for A/C (summer). A Fan setting is also available.
- ✓ You may adjust the thermostat, but we have found electrical use is best covered when A/C is not set below 73 degrees. If you choose to set the A/C lower, please do not set the temperature below 69 (summer) degrees or above 74 (winter) degrees, as this may distress the units. Please be mindful of the open doors and windows while the A/C unit is running as this can overwork the unit. Renters may be held responsible for excessive use/abuse.
- ✓ Some rooms also have ceiling fans and are remote controlled.

- ✓ You are responsible for all remotes in the home, please make sure you leave them in the designated spaces where you found them. There is a cost to replace them.
- ✓ Keeping doors/windows closed will also help keep bugs out.

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APPLIANCES AND AMENITIES

- ✓ There is a coffee maker, blender, toaster, and microwave. The coffee maker is single use and makes a serving using the entire reservoir of water per use.
- ✓ Please do not use knives or sharp utensils on the wooden countertops. Cutting boards are provided.
- ✓ Amenities at the home like patio furniture and games should not leave the area around the home. If you take amenities like a cooler, towels, totes or plasticware, please make sure they return to the property for the enjoyment of the next guests.
- ✓ The washer and dryer are located in the home, a small supply of laundry detergent pods and dryer sheets and cleaning supplies are provided. Remember to empty out the lint tray in the dryer after each use. There is also a vacuum, mop and broom should you need it.
- ✓ The City of Pittsburgh Implemented a No Plastic Bag Policy for all businesses within city limits. There are reusable totes located in the dining room closet for your convenience.
- ✓ You may choose to log into your online accounts on any of the smart TVs in the home. Remember to log back out prior to checkout.
- ✓ Extra blankets, pillows and an air mattress are located throughout the bedrooms.
- ✓ A play pen with crib attachment is located in the dining room closet.

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HOT TUB INFORMATION

- ✓ Our hot tub is professionally cleaned weekly and/or after each stay. We will communicate a convenient time if maintenance needs to visit during your stay where you will not be disturbed. At times after a rainfall or windy day you may find debris in the water. We have nets you are welcome to use.
- ✓ Absolutely no glass in or around the hot tub. Plastic drinking glasses are provided in the dining room buffet cabinet.
- ✓ Please be careful with wet feet around the area and on the inside floors/stairs.

- ✓ Hot tub hours are between 7:00 AM and 10:00 PM. In order to be respectful to the neighbors, and per the city of Pittsburgh ordinance, there shall be no music and loud gatherings outside past 11 PM.
- ✓ Absolutely no pets in the pool
- ✓ Please shut off the hot tub heat/jets when finished.
- ✓ Children must be supervised around the pool at all times.
- ✓ Should you notice that the water level is low, please run the garden hose that is outside and fill to an adequate level.
- ✓ As stated in the rental agreement, the guests fully understand and acknowledge that outdoor recreation and water activities have inherent risks, dangers, and hazards. Participation in such activities and/or use of equipment may result in injury or illness including but not limited to bodily injury, disease, strains, fractures, partial and or total paralysis, death or other ailments that could cause serious disability.
- ✓ At the end of each day or if the hot tub will not be used for an extended period, please put the cover back on the hot tub, and shut off the jets and heat. This helps ensure the hot tub stays warm, keeps it clean & reduces water evaporation.

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PATIO INFORMATION

- ✓ A propane grill is provided for your use, but the level of the propane is not always monitored. If a new tank is needed, you can find many exchange centers within 3 miles/6 minute drive @ www.bluerhino.com.
- ✓ Grilling tools are located in the dining room closet.
- ✓ Inexpensive firewood can be found at nearby Home depot, Busy Beaver, Walmart, Lowes

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NEARBY GROCERY/FUEL/PHARMACY

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| ✓ Giant Eagle Grocery Store (<1 mi.) – 318 Cedar Ave | ✓ Burlington (1.2 mi.) |
| ✓ 7-11 (<1 mi.) – 310 Cedar Ave | ✓ Dollar General (<1 mi.) |
| ✓ Mueller's Hardware (<1 mi.) | ✓ Family Dollar (1 mi.) |
| ✓ Target (1.2 mi.) | ✓ Rite Aid Pharmacy (1.1 mi.) |