

## Minimum Cleaning Standards for Army Family Housing

Derived from Department of the Army Pamphlet 420–1–1, Facilities Engineering Housing Management

### 2–12. Cleaning incident to vacating housing

Table 2–4 identifies the standards to which residents are responsible for cleaning incident to vacating housing (AR 420–1, para 3–53e)

**Please note---** repairs necessary due to negligence, and/or above fair wear and tear are not covered under the "Minimum Cleaning Standards" and may incur a charge IAW with Army Pamphlet 420–1–1; 2-9.

Fair wear and tear refers to the reasonable deterioration in the condition of a rented property, caused by normal everyday usage during the tenant's period of the tenancy.

Residents will need to clear charges prior to clearing the installation.

Table 2–4 Minimum cleaning standards for housing		
Item	Government contract cleaning	
	Resident	Contractor / Gov't
<b>Floors, rugs, and installed carpet</b> Sweep or vacuum. Remove stains, wax, and dirt sediments. Damp mop floors. Wax tile and wood floors evenly without streaks. Clean area rugs and installed carpeting to remove dirt and spots.	X	X X X X
<b>Walls and ceilings</b> Remove all dirt, cobwebs, crayon marks, pencil marks, food, and so forth from walls. Remove all nails and hooks. Remove all dirt, smudges, and other spots.	X X	X
<b>Windows</b> Clean inside and outside surfaces, all windows and window frames so that they are free of spots, streaks, or film. Clean window sills, curtain rods, and blinds. Remove screens, brush and wash to remove lint and dust, and reinstall.		X X X
<b>Doors</b> Remove all paper, tape, nails, gum, crayon marks, dirt, and heavy stains on both sides. Clean interior and exterior doors and frames so that they are free of dust and stains on both sides.	X	X
<b>Lighting fixtures</b> Ensure all fixtures have operating light bulbs. Clean all components, including incandescent bulbs, to ensure that there are no insects, dirt, lint, film, and streaks. Remove, clean, and replace globes and lamp shades.	X	X X
<b>Cabinets, closets, drawers, and shades</b> Remove all shelf paper, tape, staples, and tacks. Remove all food particles, trash, and personal items. Clear and wash all surfaces so that they are free of dirt and stains.	X X	X
<b>Mirrors</b> Clean to shine with no streaks.		X

**Table 2-4**  
**Minimum cleaning standards for housing—Continued**

Item	Government contract cleaning	
	Resident	Contractor/Gov
<b>Radiators, pipes, and heating vents</b> Wash radiators, pipes, and vent registers. Remove dirt, sediments, and stains.		x x
<b>Refrigerator and freezer</b> Defrost and wipe doors. Remove all food particles. Clean thoroughly on the inside and outside to include doors, door gaskets, sides, top, and area around coils. Clean and replace drain pan. Clean surface beneath, above, and behind appliance. Move appliance away from wall for cleaning and move back after cleaning.	x x x	x x x x x x
<b>Range</b> Remove all burned/crusted-on food from accessible surfaces. Wipe down range. Clean all areas inside and outside to remove grease, dust, rust, food, tamish, and cleaning streaks. Move range for cleaning areas under, above, behind, and on either side.	x x	x x
<b>Ventilation, air vents, and range hoods</b> Wipe down range hood. Wipe down air vent grills and replace filters as necessary. Remove completely grease, stains, and dirt sediments inside and outside. Clean or replace permanent filters.	x x	x x
<b>Dishwasher</b> Wipe down interior and exterior surfaces. Clean interior and exterior surfaces, door gasket, baskets, and soap dispenser. Remove mineral deposits in bottom of machine and on inside of door.	x	x x
<b>Kitchen, bathroom, and toilet</b> Remove stains, lime and mineral deposits, and excessive soap residue from all equipment. Clean all equipment to include bathtubs, washbasins, toilet bowls, showers, mirrors and mirror shelves, towel rails, medicine cabinets, kitchen sinks, and related hardware. Clean wall and floor tile. Polish all equipment, fixtures, and wall tiles to a streak-free shine.	x	x x x
<b>Trash cans</b> Empty and remove any crusted-on garbage. Empty and clean.	x	x
<b>Upholstered furniture</b> Wipe down and remove stains. Clean to remove lint, dust, and dirt. Remove spots and stains to the maximum extent possible.	x	x x
<b>Wooden furniture</b> Wipe down and remove stains. Clean to remove dust, dirt, food particles, and streaks. Lightly wax outside surfaces and polish to a shine. Clean doors and drawers to be free of dust, dirt, or other foreign matter. Remove drawers completely so that frames and rollers can be cleaned of dust and other particles.	x	x x x x
<b>Bedsprings, box springs, and mattresses</b> Wipe down and remove stains. Clean to remove dirt, dust, and other loose matter.	x	x
<b>Outside area</b> Sweep and clear all debris from carports, patios, balconies, and walks. Remove oil or grease from paved areas. Accomplish normal yard maintenance.	x x x	
<b>Self-help</b> Accomplish all self-help items per local requirements.	x	
<b>Miscellaneous</b> Remove all personal items before final inspection.	x	

\* Includes removing personal items and cleaning of storage space.

\* Damages/holes to walls larger than the size of a nickel must be patched up.