

Rental Property Turnover & Inspection Services

"We Do It Right the First Time"



Rental Property Turnover Process Overview

Complete Contractors provides **full-service property inspection, repair, and turnover preparation** for rental properties throughout **Southeastern Wisconsin**.

When a tenant moves out, our trained professionals perform a **comprehensive inspection** to document the property's condition and identify all maintenance or code issues. We then deliver a **detailed written report**—complete with photos and cost estimates—to help property owners make fast, informed decisions.

Once approved, our skilled team completes **all required repairs and upgrades**—from **electrical and plumbing to drywall, flooring, and HVAC**—to bring the unit back to “rent-ready” condition quickly and efficiently.

Why Property Managers Choose Complete Contractors

- ✓ **Fast response** for owners and management companies
- ✓ **Comprehensive reports** with photo documentation
- ✓ **Licensed** Master Electrician and Plumber & Licensed HVAC on staff
- ✓ **Code-compliant service** meeting Wisconsin standards
- ✓ **All trades handled under one roof**

Turn a Property Between Tenants

Keeping your rental property in top condition is crucial for maximizing rental income and minimizing vacancy time. Yet, turning a property between tenants can often be **time-consuming, costly, and stressful.**

That's where **Complete Contractors** comes in.

Our **Rental Turnkey Service** offers a **comprehensive, hassle-free solution**—so you don't have to worry about a thing. With our experience, attention to detail, and commitment to exceptional customer service, we'll make sure your property is **ready for the next tenant—fast.**

A Hassle-Free Solution for Property Turnovers

Complete Contractors provides a full range of **rental turnover services**, tailored to meet your specific needs:

1. Inspection & Report Process

Our trained inspectors conduct a full walk-through after move-out, documenting all visible damage, maintenance issues, and code violations. We provide a written report with photos and a repair estimate to help owners make quick, informed decisions.

2. Electrical, Plumbing & HVAC Repairs

Our licensed professionals handle essential building systems. Services include outlet and fixture replacement, breaker panel repairs, leak detection, drain repairs, water heater

maintenance, and furnace or A/C service. All work is done to code and fully tested for safety.

3. Drywall, Painting & Flooring

We repair and refinish walls, repaint rooms using professional-grade materials, and install new flooring such as carpet, laminate, or luxury vinyl plank to create a move-in-ready space.

4. Cleaning

We perform deep cleaning of every room—floors, walls, fixtures, appliances—to ensure the property shines for new tenants.

5. Maintenance

Ongoing property maintenance to keep your investment performing at its best.

6. Communication

You'll always know where things stand. We keep you informed every step of the way with progress updates and photo documentation.

7. Competitive Pricing

Fair, transparent pricing and flexible scheduling designed for property managers and owners who need fast turnaround.

8. Code Compliance & Final Prep for Re-Rental

Before re-listing, we ensure all systems meet Wisconsin code standards. Smoke and CO detectors are tested, GFCI outlets verified, HVAC filters replaced, and plumbing and electrical systems checked. We finish with a final walkthrough to confirm the property is safe, clean, and ready for new tenants.

Specific List of Electrical

1. Electrical Troubleshooting & Diagnostics

- Breakers tripping
- Plugging in too many devices causes breakers to trip
- Tripped AFCI breaker
- GFCI outlets requiring frequent resets
- GFCI plugs not working
- Lights dimming
- Flickering lights
- Recessed can lights flicker
- Recessed can lights don't respond to smart switches
- Smart switches not responding or syncing to mobile devices
- No power to exterior outlets
- Loss of power to outlets
- Outlets not passing enough power to devices
- Switches not working
- 3-way switch not working
- Dimmer switches no longer working
- Light fixture won't respond to the switch
- Smoke detector or CO₂ detector chirping
- Doorbell or doorbell chime not working/responding
- Appliance plugs no longer working
- A/C or spa plug not turning on
- Exhaust fans or bathroom exhaust fans not working
- Attic fan motors not working

2. Safety Hazards, Overheating & Fire Risks

- Burned plugs
- Burned smell from the panel box
- Smoking plugs
- Warm plugs
- Warm breakers
- Arching circuits
- Sizzling sounds from light switches or fixtures
- Open junction boxes/splices in attic or crawlspace
- Wiring exposed
- Failed electrical inspection reports

3. Repairs & Replacements

- Damaged electrical wiring
- Torn wiring
- Cracked, loose, or broken outlets
- Defective under-cabinet lighting
- Damaged low-voltage wiring (CAT5, CAT6, speaker wire)
- Damaged plenum casing, T-pole, or meter riser
- Broken ceiling fan bracket/brace
- Ceiling fan not working or wobbly/loud
- Ceiling fan light won't turn on
- Ballast replacements
- Lighting fixtures not working
- Shower light not working
- Over-cabinet lighting not working

4. Lighting & Control Systems

- Floodlights not responding to home automation
- Landscape lighting issues
- Pergola lights not working
- Water fountain lighting not working
- Pool lights not working
- Smart switches or low-voltage Wi-Fi devices not working
- Central vacuum system power source not working
- In-wall speakers not responding

5. Residential Electrical Services

- Residential electrical troubleshooting
- Residential electrical repairs
- Damaged or aged wiring replacements
- Outlets, switches, and lighting upgrades
- Emergency residential electrical services
- Any and all home residential issues

6. Commercial Electrical Services

- Commercial electrical troubleshooting
- Commercial electrical repairs
- Emergency commercial electrical services
- Electrical system upgrades and rewiring
- Power loss or outage diagnostics
- Failed inspection remediation

7. Specialty & Low-Voltage Systems

- Security cameras not receiving power
- Doorbell systems
- In-wall speaker wiring and power
- Smart home automation integration
- Network cabling (CAT5, CAT6) repairs
- Central vacuum power troubleshooting
- Home entertainment interference (e.g., Netflix picture freezing due to electrical noise)

Specific List of Plumbing

1. General Plumbing Repairs

- Leaky faucets, sinks, tubs, or showers
- Running or leaking toilets
- Dripping or corroded shut-off valves
- Broken or cracked drain pipes
- Water pressure issues
- Faucet, sink, or fixture replacements
- Garbage disposal installation or repair
- Drain cleaning & unclogging
- Toilet rebuilds or replacements
- P-trap, S-trap, and U-bend replacements
- Pipe leak detection and repair

2. Water Supply Line Services

- Main water line repairs or replacements
- New water service installation
- Copper, PEX, or CPVC line installation
- Whole-home repiping projects
- Shut-off valve replacements
- Water hammer arrestor installation
- Pressure regulator valve (PRV) installation or replacement
- Water meter replacement (if permitted)
- Hose bibb / outdoor faucet repairs

3. Drainage & Sewer Line Services

- Main sewer line cleaning
- Sewer line camera inspection
- Sewer line locating & mapping
- Sewer line repair or full replacement
- Hydro jetting services
- Backwater valve installation
- Floor drain cleaning or replacement
- Root intrusion removal
- Sewage ejector pump replacement or installation
- Grease trap cleaning and maintenance

4. Bathroom Plumbing

- Toilet installation or rebuild
- Faucet and shower valve repair/replacement
- Tub and shower installation
- Whirlpool and jacuzzi installation
- Sink, vanity, and drain connection
- Shower diverter valve service
- Bathroom remodel plumbing rough-ins
- Vent pipe connection & testing
- Leak testing and inspection for remodels

5. Kitchen Plumbing

- Kitchen sink installation
- Faucet repair or upgrade
- Garbage disposal install or service
- Dishwasher supply and drain connection
- Ice maker line installation
- Instant hot water dispenser install
- Undersink drain and trap replacements
- Water filter or RO system installation

6. Water Heater Services

- Gas and electric water heater replacement
- Tankless water heater installation
- Water heater venting upgrades
- Thermal expansion tank installation
- Pilot light and thermocouple service
- Flushing and descaling
- Temperature/pressure relief valve (TPR) testing
- Recirculating pump installation

7. Sump Pump & Drainage Systems

- Sump pump installation and replacement
- Battery backup sump pump installation
- Drain tile and pit installation
- Ejector pump installation and repair
- Basement waterproofing drain lines
- Foundation drain outlet connection
- Stormwater sump & discharge line repair

8. Gas Line & Appliance Hookups

- Gas line installation or rerouting
- Gas leak detection and repair
- Flexible gas connector replacement
- Gas shut-off valve installation
- Water heater gas connections
- Stove, oven, and dryer gas hookups
- Outdoor grill gas line installation

9. Commercial & Multi-Unit Services

- Commercial restroom plumbing
- Breakroom/kitchenette installs
- Water heater banks and recirculation systems
- Grease interceptor and trap maintenance
- Commercial drain cleaning & hydrojetting
- Tenant improvement plumbing
- Plumbing for build-outs & renovations
- Backflow preventer installation & testing
- Maintenance contracts for property managers

10. Remodeling & New Construction Plumbing

- Full rough-in and trim-out for bathrooms/kitchens
- Drain, vent, and water supply layout design
- Fixture and finish installation
- New home plumbing systems
- Multi-unit or apartment rough-ins
- Permit & inspection coordination
- Code-compliant venting and slope checks

11. Specialty & Upgrades

- Whole-home water filtration systems
- Water softeners & conditioners
- Tankless conversion systems
- Outdoor kitchen plumbing
- Radiant floor heating water lines
- Boiler and hydronic piping service
- Frost-proof sillcocks
- Smart leak detection systems
- Recirculating hot water loops

12. Emergency Plumbing

- Burst pipe repairs
- Sewer or water backup cleanup
- No hot water service calls
- Flooding & sump pump failure
- Gas leak emergency response
- 24/7 service available

HVAC Services Offered by Complete Contractors

1. Heating System Services

Furnaces (Gas, Electric, Oil)

- Furnace installation & replacement
- Furnace tune-up & seasonal maintenance
- Furnace diagnostics & repairs
- Heat exchanger inspection & replacement
- Ignitor, flame sensor, and thermocouple service
- Gas valve & burner cleaning
- Blower motor replacement or balancing
- Filter replacement and air quality upgrades

Boilers & Hydronic Systems

- Boiler installation & replacement
- Radiator and baseboard heating repairs
- Air bleed and system balancing
- Zone valve & circulator pump replacement
- Expansion tank service
- Condensate neutralizer installation

Heat Pumps

- Air-source & dual-fuel heat pump installation
- Heat pump defrost or reversing valve repairs
- Thermostat calibration for heat pump systems
- Cold-climate high-efficiency upgrades

2. Air Conditioning Services

Central Air Conditioning

- New A/C system installation
- Seasonal A/C tune-up & inspection
- Compressor, capacitor, or contactor replacement
- Condenser coil cleaning
- Refrigerant leak detection & recharge
- Drain pan and condensate line cleaning
- Fan motor or blower repair/replacement
- Electrical diagnostics and repairs

Mini-Split / Ductless Systems

- Ductless system installation & zoning design
- Line set and refrigerant charging
- Filter cleaning or replacement
- Multi-head system balancing
- Remote control & Wi-Fi smart setup

3. Ventilation & Airflow Systems

- Ductwork design and layout for remodels or new builds
- Duct sealing & balancing for proper airflow
- Installation of return air runs
- Exhaust fan installation (bath, kitchen, attic)
- Attic and crawlspace ventilation
- Fresh air intake systems
- Inline booster fan installation
- HRV / ERV (Heat & Energy Recovery Ventilator) installation
- Duct cleaning and sanitization services

4. Indoor Air Quality (IAQ) Solutions

- Whole-home humidifiers & dehumidifiers
- UV light air purification systems
- HEPA filter installation
- Electronic air cleaners
- Mold and odor removal systems
- Carbon monoxide detector installation
- Duct sanitizing and deodorizing
- Air quality testing & recommendations

5. Gas Line & Combustion Services

- Gas furnace & appliance connection
- Gas leak detection and repair
- Gas valve and regulator replacements
- Combustion safety & CO testing
- Pilot light & ignition troubleshooting
- Flue venting upgrades (to code compliance)

6. Residential HVAC Installation & Upgrades

- Complete home HVAC system installation
- High-efficiency upgrade consultation
- Smart thermostat installation (Nest, Ecobee, Honeywell, etc.)
- Multi-zone temperature control systems
- Air handler replacement
- Attic or basement system retrofits
- Load calculations & duct sizing verification

7. Commercial HVAC Services

- Rooftop unit (RTU) installation & service
- Split system & multi-zone system repairs
- Air balancing and building pressurization
- Commercial thermostat & automation setup
- Commercial exhaust systems (kitchen, restroom, warehouse)
- Preventive maintenance contracts
- Emergency service for business downtime prevention
- Tenant improvement HVAC build-outs
- Energy management & efficiency upgrades

Contact Complete Contractors

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We stand by our work and do the job right the first time.