A FREE GUIDE FOR RENTERS

Welcome to the Neighborhood

A Renter's Guide

MY WATER DAMAGE HERO

For renters, from the My Water Damage Hero family of trusted local pros — what you can do yourself, what your landlord must fix, and who to call for both

(610) 228-7440 · mywaterdamagehero.com

Inside This Guide

Nineteen one-page sections, each with two lists: **Your job as the renter** — what to spot, document, and do yourself — and **Your landlord's job** — the repairs that are theirs to make and pay for. Each section ends with the local pro who does that work.

MOLD PREVENTION
Keep Mold From Ever Starting
My Water Damage Hero

GUTTERS
Clean Gutters, Dry House
Next Step Gutter Cleaning

PLUMBING
Keep Water Where It Belongs
WJC Construction Services

WATER DAMAGE
Water Damage? The Clock Is Ticking
My Water Damage Hero

ROOFING
Your Roof, Checked Every Year
Roof & Company

ELECTRICAL
Small Electrical Habits, Big Safety
Main Line Smart Home Electric

MOLD
Found Mold? Don't Panic
My Water Damage Hero

PAINTING
Paint Is Protection, Not Just Color
Keystone House Painting

YARD & GRADING
Your Yard Should Shed Water, Not Collect It
CMG Landscaping

INSURANCE CLAIMS
Fire or Water? Documentation Is Everything
My Water Damage Hero

PEST CONTROL
Pests Follow Water — and Open Doors
Predator Extermination

DRYWALL & HANDYMAN
Small Repairs, Done While They're Small
Egger Home Services

JUNK REMOVAL
Moving In, Moving Out, Clearing Out
Junk King Greater Philadelphia

SEWAGE CLEANUP
A Sewage Backup Is a Health Hazard, Not a Mess
My Water Damage Hero

FLOORING
Floors vs. Water: Water Wins Every Time
P.C. Curry Floor Covering

EXTERIOR CLEANING
A Clean Exterior Is a Protected Exterior
Hydropower Exterior Cleaning

ODOR REMOVAL
Odors Have Sources — Find Them
My Water Damage Hero

HOME INSPECTIONS
Your Move-In Photos Are Your Baseline
Discover Home Inspections

RENTER'S INSURANCE
Your Landlord's Policy Doesn't Cover Your Stuff
Mike Yates — State Farm

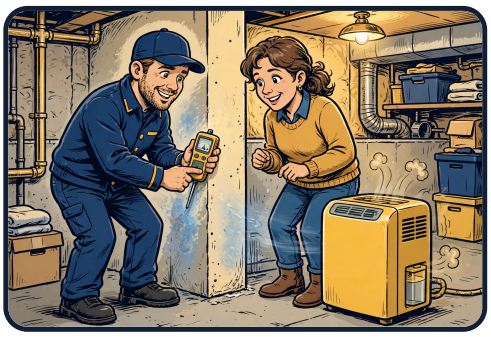
The golden rule of renting: spot it, document it with photos and dates, and tell your landlord first — **in writing** — before you call anyone. Keep a copy of everything you send. (Leases and local rules vary; this guide is practical know-how, not legal advice.) **Plus, in the back:** the full directory of trusted local partners.

RENTER KNOW-HOW · MOLD PREVENTION

Keep Mold From Ever Starting

You can't repipe a rental — but mold still needs moisture, and the moisture in your unit is something you see first.

YOUR JOB AS THE RENTER



1. **Run the bathroom fan — every shower, every time.** During the shower and for a while after. Steamy air that stays in the room settles on walls and ceilings, and that's where bathroom mold starts.
2. **Peek under sinks monthly.** Look and feel for dampness, drips, and musty smells under kitchen and bathroom sinks. A slow drip spotted in week one is a short note to your landlord; in month three, it's a mold problem.
3. **Keep air moving, and furniture a few inches off damp walls.** Airflow discourages growth. If your place often feels damp or smells musty, say so in writing — and keep a copy.

YOUR LANDLORD'S JOB

1. **Fixing every leak and drip** — under sinks, around tubs, and inside walls — and keeping the plumbing in good repair.
2. **Working ventilation and moisture problems:** exhaust fans that vent outside, damp basements, and any mold growth beyond a small surface patch.

YOUR MOLD PREVENTION PRO

My Water Damage Hero

Mold testing, mold remediation, and moisture control — plus independent-lab testing for mold, lead, asbestos, radon, and char & ash.

3 reasons to call My Water Damage Hero

- Free visual inspections — ask your landlord or property manager to call us; we'll come look at no charge.
- An industrial hygienist on staff oversees independent-lab testing, so results are facts, not guesses.
- We fix the moisture source, not just the mold — so it doesn't grow right back.

(610) 228-7440 · mywaterdamagehero.com · bit.ly/mywaterdamagehero

RENTER KNOW-HOW · GUTTERS

Clean Gutters, Dry House

The gutters are your landlord's system — but you're the one who sees them overflow.

YOUR JOB AS THE RENTER

1. **Watch the gutters during a heavy rain.** Water spilling over the edge, or streaks down the siding, means a clog. A photo or short video makes the repair request easy to say yes to.
2. **Report what you see, in writing, with the date.** Overflow stains, mulch washed away under a gutter line, water pooling by the foundation — all early warnings worth an email.
3. **Keep your own drains clear.** If you have a balcony or patio drain, keep leaves and litter out of it so water doesn't back up toward your door.

YOUR LANDLORD'S JOB

1. **Cleaning the gutters twice a year** — once in spring, once after the fall leaves come down.
2. **Downspouts and repairs:** extending downspouts several feet from the foundation, and fixing sagging, leaking, or damaged gutters.

YOUR GUTTER PRO

Next Step Gutter Cleaning

Gutter cleaning, gutter guards, installation, and repairs — serving Chester and Delaware counties.

3 reasons to call Next Step Gutter Cleaning

- Gutters are all they do — cleaning, guards, installation, and repairs from one specialist.
- Local to Chester and Delaware counties — the crews know the trees, the roofs, and the weather here.
- Clean, working gutters are the foundation's first line of defense against basement water — tell your landlord they're in this guide.

484-537-7545 · nextstepdesigning.com

RENTER KNOW-HOW · PLUMBING

Keep Water Where It Belongs

You can't repipe a rental — but knowing two valves, and reporting one drip, prevents most plumbing disasters.

YOUR JOB AS THE RENTER

1. **Know your fixture shut-offs.** The valves under each sink and behind each toilet can stop a leak in seconds. Ask your landlord where the main shut-off is, too — and keep the answer somewhere you can find it at 2 a.m.
2. **Report drips and running toilets right away — in writing.** A slow leak is never "just a drip": it soaks cabinets and floors, raises the water bill, and grows mold. Small and reported beats big and hidden.
3. **If you control the heat, keep it at 55° or higher all winter** — including trips away. Frozen pipes burst inside walls, and they don't ask whose name is on the lease.

YOUR LANDLORD'S JOB

1. **Leak repairs and repiping** — drips inside walls, failing supply lines, and water heaters.
2. **Winterizing outdoor spigots** before the first freeze, and repairing any pipe that freezes or bursts.

YOUR PLUMBING PRO

WJC Construction Services

Plumbing, drywall, and handyman work for Bucks & Montgomery counties — one call for the repair and the put-back.

3 reasons to call WJC

- They fix the plumbing and the drywall and patch work after — no second contractor to chase.
- Local to Bucks & Montgomery counties, so help is close when a leak can't wait.
- A trusted My Water Damage Hero partner — if a leak has already become water damage, the cleanup crew is one introduction away.

(267) 317-8940 · wjchandymanservices.com

RENTER KNOW-HOW · WATER DAMAGE

Water Damage? The Clock Is Ticking

A burst pipe in a rental is two emergencies at once: the water, and the phone calls. Here's the order to handle them.



YOUR JOB AS THE RENTER

1. **Stop the water if you safely can.** Close the fixture's valve — or the main, if you know where it is. Every minute counts.
2. **Take photos and video before you move anything.** The source, every room, close-ups of your damaged belongings, with the date. That record protects your deposit and supports both insurance claims.
3. **Call your landlord immediately — then follow up in writing.** Move your belongings out of the water if you safely can. Don't tear out carpet, flooring, or walls yourself: that's your landlord's call.

YOUR LANDLORD'S JOB

1. **Getting professional drying started right away.** Towels and fans dry surfaces; moisture trapped in walls and floors feeds mold. Ask them to call us — we're on call 24/7.
2. **The plumbing repair itself**, and the building's insurance claim — our documentation supports it.

YOUR WATER DAMAGE PRO

My Water Damage Hero

Water damage, mold, fire & smoke, odor, and sewage restoration — a local, family-owned crew.

3 reasons to call My Water Damage Hero

- 24/7 emergency response — water doesn't wait for business hours, and neither do we. Ask your landlord or property manager to call us.
- Free visual inspections, plus lab testing overseen by our industrial hygienist.
- We work with insurance companies every day — and document the damage and the drying for the claim.

(610) 228-7440 · mywaterdamagehero.com · bit.ly/mywaterdamagehero

RENTER KNOW-HOW · ROOFING

Your Roof, Checked Every Year

You'll never climb up there — and you shouldn't. But the earliest signs of a roof leak show up inside your home.

YOUR JOB AS THE RENTER

1. **Watch your ceilings.** A new stain on a ceiling or wall is a roof report card — water has already found a way in above it. Photograph it with the date and report it in writing; don't just watch it grow.
2. **After storms, look from the ground.** Missing or curled shingles, and shingle granules piling up near downspouts, are worth a written note to your landlord. Leave the ladder work to them.
3. **Never climb on the roof yourself.** Not to check, not to clear debris. It's their building, their insurance, and their repair — your job is the report.

YOUR LANDLORD'S JOB

1. **A roof inspection every year** — catching lifted, cracked, or missing shingles and tired flashing while the fix is still small.
2. **Repairs and replacement** — and fixing the leak at the source before it becomes a ceiling, a wall, and a mold problem.

YOUR ROOFING PRO

Roof & Company

Roofing and windows — based in Lansdale, PA.

3 reasons to call Roof & Company

- Roofing is their specialty — inspections, repairs, and replacement.
- Based in Lansdale, PA — a local company, not a storm-chasing crew.
- A leak caught at the shingle stage is a repair bill; caught at the ceiling stage, it's a restoration project — reporting early protects your home and your deposit.

610-646-1800 · theroofandco.com

RENTER KNOW-HOW · ELECTRICAL

Small Electrical Habits, Big Safety

You use the system every day; the wiring behind the walls is your landlord's. Here's the line between the two.

YOUR JOB AS THE RENTER

1. **Test GFCI outlets monthly.** Press TEST, then RESET, on the outlets in kitchens, bathrooms, and outdoors. If one won't trip or won't reset, it isn't protecting you — report it in writing.
2. **Know your breaker panel.** Find it, learn which breaker feeds your unit, and keep the space in front of it clear. A breaker that trips again and again is a report, not a routine.
3. **Report the warnings the same day.** Flickering lights, outlets or switches that feel warm, buzzing, or a burning smell — write it up and send it. Don't just live with them.

YOUR LANDLORD'S JOB

1. **Replacing failed GFCI outlets** and repairing faulty wiring, outlets, and switches.
2. **Panel work and system upgrades** — anything behind the walls or inside the panel is a licensed electrician's job, arranged by your landlord.

MAINLINE SMART HOME ELECTRIC LLC

YOUR ELECTRICAL PRO

Main Line Smart Home Electric

Electrical work plus generators, surge protection, security cameras, alarms, and smart-home systems — based in Barto, PA, serving Southeastern Pennsylvania.

3 reasons to call Main Line Smart Home Electric

- One company for electrical, generators, and smart home — no juggling trades.
- Generators and whole-home surge protection guard the building through every storm season — worth suggesting to your landlord.
- Based in Barto and serving Southeastern Pennsylvania.

484-624-1562 · mainlinesmarthomeelectric.com

RENTER KNOW-HOW · MOLD

Found Mold? Don't Panic — and Don't Just Bleach It

A spot of mildew on shower grout is housekeeping. Mold on walls or ceilings — or after any flooding — is a landlord repair; your job is to document and report it.

YOUR JOB AS THE RENTER



1. **Document before you touch anything.** Photos with the date — close-ups and wide shots — plus a note of any musty smell and when you noticed it. Send it in writing; keep your copy.
2. **Handle only true surface mildew yourself.** A little mildew on tile, grout, or a window frame wipes off with regular bathroom cleaner. Anything bigger, on drywall or ceilings, or that keeps coming back is not a cleaning job.
3. **Don't tear into walls or rip up flooring.** In older rentals, disturbing old materials can spread lead paint dust or asbestos fibers. Opening walls is your landlord's decision and expense.

YOUR LANDLORD'S JOB

1. **Testing and remediation** beyond a small surface patch — and after any flooding, every time. Ask them to start with a free visual inspection and lab testing.
2. **Finding and fixing the moisture source** — the leak, the failed fan, the damp wall — so it doesn't grow back.

YOUR MOLD PRO

My Water Damage Hero

Mold testing and remediation — independent-lab testing, written protocol on every job.

3 reasons to call My Water Damage Hero

- Free visual inspections and lab testing overseen by our industrial hygienist — so everyone knows exactly what's growing.
- We find and fix the moisture source; killing mold without fixing the water just schedules its return.
- Licensed and insured, with a written mold report for your landlord's records and insurer.

(610) 228-7440 · mywaterdamagehero.com · bit.ly/mywaterdamagehero

RENTER KNOW-HOW · PAINTING

Paint Is Protection, Not Just Color

Paint on a rental is two conversations: the walls you live with, and the permission you need before changing them.

YOUR JOB AS THE RENTER

1. **Ask before you paint — in writing.** Most leases require written permission, and unapproved paint can come out of your deposit at move-out. Get the yes (and any color limits) in an email.
2. **Protect the bathroom walls you have.** Run the exhaust fan during showers and afterward — steamy air on bathroom walls is a mold invitation, and peeling paint is usually a moisture story.
3. **Report peeling paint — and never sand or scrape it in an older home.** Old paint can be lead paint, and the dust is the hazard. It's a written report to your landlord, not a DIY project.

YOUR LANDLORD'S JOB

1. **Exterior paint and caulk, checked every year** — peeling paint and cracked caulk let water into siding and trim, where rot starts.
2. **Lead-safe methods on older homes**, and proper repainting between tenancies.

YOUR PAINTING PRO

Keystone House Painting

House painting — interior and exterior — serving Berks County.

3 reasons to call Keystone House Painting

- House painting is the specialty — inside and out.
- Serving Berks County — local crews who know these homes.
- Fresh paint and caulk seal water out — protection that also happens to look great.

610-291-5170 · keystonehousepainting.com

RENTER KNOW-HOW · YARD & GRADING

Your Yard Should Shed Water, Not Collect It

Check your lease first: it says which yard jobs are yours. The drainage underneath them all belongs to your landlord.

YOUR JOB AS THE RENTER

1. **Know your lease's yard list.** Mowing and basic tidying are often the renter's job; trees, grading, and drainage almost never are. When in doubt, ask in writing before you hire anyone.
2. **Report water pooling against the foundation.** Puddles sitting by the house after rain, soil sloped toward the walls, mulch piled against the siding — photograph them and send a note. That water is headed for your basement.
3. **Keep your own areas breathing.** If you keep beds or a patio, don't pile mulch or leaves against the house, and keep your things a few inches off the foundation wall.

YOUR LANDLORD'S JOB

1. **Grading and drainage** — re-sloping soil away from the foundation and moving water off the property.
2. **Shrubs, trees, and hardscape** — trimming growth off the siding, and repairing walks, patios, and concrete.

CMG LANDSCAPING

YOUR LANDSCAPING PRO

CMG Landscaping

Drainage, landscaping, hardscaping, concrete, and decks — serving West Chester, Exton, Downingtown, Malvern, Chester Springs, and Glenmoore.

3 reasons to call CMG Landscaping

- Drainage is a specialty — they move water away from homes for a living.
- Full outdoor builds: landscaping, hardscaping, concrete, and decks from one crew.
- Local to the West Chester area towns they serve.

484-901-6635 · cmglandscapes.com

RENTER KNOW-HOW · INSURANCE CLAIMS

Fire or Water? Documentation Is Everything

After a fire or flood in a rental there are two insurance claims: your landlord's, for the building, and yours, for your belongings. Good documentation wins both.

YOUR JOB AS THE RENTER



1. **Document everything, with dates.** Photos and video of the damage and your damaged belongings, before anything is moved or cleaned. Keep receipts for anything the event costs you, and a log of every call: date, who, what was said.
2. **Notify your landlord in writing, right away.** A phone call for speed, then the email that proves it. Your written notice starts their claim.
3. **File your own claim for your stuff.** Your landlord's policy covers the building — never your furniture, electronics, or clothes. That's what renter's insurance is for (last section). Keep your policy number in your phone.

YOUR LANDLORD'S JOB

1. **Calling a restoration pro before the insurer.** Ask your landlord or property manager to call us first — how damage is described and documented on day one can decide whether a claim is covered.
2. **The building's repairs and restoration** — and knowing their deductible before they file; sometimes the work costs less than the deductible, and filing wouldn't help.

YOUR RESTORATION PRO

My Water Damage Hero

Restoration for water, fire, and smoke damage — we work with insurance companies every day.

3 reasons to call My Water Damage Hero

- We work with insurance companies every day — claims are our native language.
- We document the damage and the drying start to finish, so the adjuster gets the full record — the record that also supports your claim.
- Free visual inspections and 24/7 emergency response — ask your landlord to call any hour.

(610) 228-7440 · mywaterdamagehero.com · bit.ly/mywaterdamagehero

RENTER KNOW-HOW · PEST CONTROL

Pests Follow Water — and Open Doors

Some leases make routine pest control the renter's job; some make it the landlord's. Either way, it starts with knowing who does what.

YOUR JOB AS THE RENTER

1. **Check your lease first.** If routine pest control is yours, Predator Extermination is a direct call — they're in the directory in the back. If it's your landlord's, yours is the report below.
2. **Make your home uninviting.** Food in sealed containers, trash out regularly, pet food not left sitting, spills wiped up. Pests come for food and water — remove both and you're ahead.
3. **Report the signs early, in writing.** Droppings, nests, chewed insulation, ants trailing toward a leak — photograph and report them while the problem is small, and mention any damp spots: pests follow water.

YOUR LANDLORD'S JOB

1. **Sealing the entry points** — the gaps where pipes, vents, and utility lines enter the building are the front doors.
2. **Treating infestations** — and fixing the moisture that attracts pests in the first place.

YOUR PEST CONTROL PRO

Predator Extermination

Pest control for ants, spiders, rodents, and termites, plus mosquito and tick misting — serving Montgomery, Chester, Berks, Delaware, Bucks, Lehigh, and Philadelphia counties.

3 reasons to call Predator Extermination

- The full lineup — ants, spiders, rodents, termites — plus mosquito and tick misting for the yard.
- Serving seven counties across Southeastern Pennsylvania.
- Prevention-first: seal the entries, fix the moisture, and the pests lose interest.

484-232-3025 · predatorextermination.com

RENTER KNOW-HOW · DRYWALL & HANDYMAN

Small Repairs, Done While They're Small

One visit can knock out a landlord's whole punch list — but the list only gets written if you report what's on it.

YOUR JOB AS THE RENTER

1. **Report the small stuff while it's small.** Cracked caulk around the tub, a stain that's growing, a door that suddenly sticks. Photograph, date, and send — small repairs reported early stay small bills for your landlord.
2. **Ask before you DIY a repair.** Even helpful fixes — patching, caulking, swapping a fixture — can violate a lease or come out of your deposit if they weren't approved. A quick email asking permission protects you.
3. **Watch cracks that keep growing.** A hairline settling crack is normal. One that keeps widening, or arrives with a stain, means something is moving — or leaking. That's a prompt written report.

YOUR LANDLORD'S JOB

1. **The repair list itself:** re-caulking tubs and showers, drywall repair, sticking doors, and the accumulated punch list.
2. **Anything involving water damage behind the walls** — opened up, dried out, and put back properly.

EGGER HOME SERVICES

YOUR HANDYMAN PRO

Egger Home Services

Handyman work, drywall, painting, and more — a local family-owned husband-and-wife team serving Chester, Delaware, and Berks counties and parts of Lancaster County.

3 reasons to call Egger Home Services

- A family-owned husband-and-wife team — you know who is coming to your door.
- Handyman, drywall, and painting in one visit — the whole punch list, one call.
- Serving Chester, Delaware, and Berks counties and parts of Lancaster County.

(610) 350-6920 · eggerhomeservices.com

RENTER KNOW-HOW · JUNK REMOVAL

Moving In, Moving Out, Clearing Out

Of all the pros in this guide, this is the one renters hire most — your stuff is your call, and so is hauling it.

YOUR JOB AS THE RENTER

1. **Book cleanouts for your own belongings directly.** Old furniture, the mattress that won't fit up the stairs, a storage corner full of "someday" — Junk King takes it in one visit, no landlord involved.
2. **Plan the move-out haul early.** A cleared-out, broom-clean unit is the easiest deposit conversation there is. Don't leave "free" furniture behind and hope — landlords charge for removal.
3. **Use the Dumpster Bag for slow purges.** Fill it on your schedule, then book the pickup — handy for basement and storage cleanouts that take a few weekends.

YOUR LANDLORD'S JOB

1. **Removing anything that was there before you.** A dead appliance, or furniture a previous tenant left behind, is your landlord's to haul — ask in writing before you pay to remove their stuff.
2. **Unit turnovers and property cleanouts** between tenancies.

JUNK KING a neighborly company

YOUR JUNK REMOVAL PRO

Junk King Greater Philadelphia

Junk removal, cleanouts, and Dumpster Bag pickup — serving Philadelphia, Montgomery, Delaware, and Chester counties.

3 reasons to call Junk King Greater Philadelphia

- Renters hire them directly — your belongings, your booking, no landlord approval needed.
- One visit handles furniture, appliances, and full cleanouts.
- Dumpster Bag pickup for cleanouts that don't fit in a single day.

(484) 365-9055 · junk-king.com

RENTER KNOW-HOW · SEWAGE CLEANUP

A Sewage Backup Is a Health Hazard, Not a Mess

Sewage carries bacteria and viruses. In a rental, your three jobs are: stay out of it, stop adding water, and get your landlord on the phone.



YOUR JOB AS THE RENTER

1. **Keep people and pets out of the area.** Don't wade in it, and keep anything that touched it away from food and living spaces. If you can move belongings without walking through it, do — if not, leave them, and photograph them for your claim.
2. **Stop adding water.** Don't run water, laundry, or the dishwasher during a backup — everything sent down a drain can come back up in the lowest room of the house.
3. **Call your landlord now — then put it in writing.** This is a genuine emergency, not a Monday-morning message. Note the time you called, and follow up with the email.

YOUR LANDLORD'S JOB

1. **Emergency cleanup, done to restoration standards.** Ask them to call My Water Damage Hero — we're on call 24/7 for extraction, removal of contaminated materials, disinfecting, and drying.
2. **Finding and fixing the cause** — the blockage or failed line behind the backup.

YOUR SEWAGE CLEANUP PRO

My Water Damage Hero

Sewage cleanup and full restoration — extraction, removal of contaminated materials, disinfecting, and drying.

3 reasons to call My Water Damage Hero

- 24/7 emergency response — backups don't keep office hours.
- Cleanup done to restoration standards, with disinfecting and structural drying.
- We document everything — the record your landlord's claim, and yours, will need.

(610) 228-7440 · mywaterdamagehero.com · bit.ly/mywaterdamagehero

RENTER KNOW-HOW · FLOORING

Floors vs. Water: Water Wins Every Time

You walk on them every day; your landlord owns them. Protecting floors is a shared job.

YOUR JOB AS THE RENTER

1. **Wipe spills fast — standing water is flooring's enemy.** Water left on hardwood, laminate, or vinyl seeps into seams and the subfloor. Mats at sinks and under pet bowls earn their keep.
2. **Report floor changes promptly, with photos.** Boards that cup, bubble, soften, or smell musty are usually reporting a leak somewhere. Floors are expensive — early written reports protect your deposit, too.
3. **Never rip up flooring yourself.** Old vinyl tile — and the glue under it — can contain asbestos. Removal is your landlord's job, with a test first.

YOUR LANDLORD'S JOB

1. **Floor repair and replacement**, including subfloor damage from leaks.
2. **Testing old tile before removal**, and handling asbestos-containing materials the safe way.

YOUR FLOORING PRO

P.C. Curry Floor Covering

Sales and installation of hardwood, carpet, luxury vinyl, laminate, and tile — based in Phoenixville, PA.

3 reasons to call P.C. Curry Floor Covering

- They sell it and install it — one company responsible for the whole job; tell your landlord they're in this guide.
- Every major flooring type: hardwood, carpet, luxury vinyl, laminate, and tile.
- Based in Phoenixville and serving the surrounding area.

(610) 935-4811 · pccurryflooring.com

RENTER KNOW-HOW · EXTERIOR CLEANING

A Clean Exterior Is a Protected Exterior

The building's exterior is your landlord's surface — but the patio, balcony, and walk you use every day may be yours to keep safe.

YOUR JOB AS THE RENTER

1. **Treat green algae on your walk, steps, or patio as a safety problem.** Wet algae is slick as ice. If those surfaces are yours to maintain, a soft wash fixes it; if they're the building's, report it in writing.
2. **Ask before washing the building itself.** Siding and exterior walls are your landlord's, and a quick written okay protects you. Never pressure-blast siding, either — it can force water behind it.
3. **Note mildew on siding when you see it.** That green or black film holds moisture against the building. A dated photo in your landlord's inbox gets it onto their maintenance list.

YOUR LANDLORD'S JOB

1. **Washing siding before mildew takes hold** — soft-wash methods that clean without blasting water behind the siding.
2. **Decks, driveways, and walkways** — the whole exterior in one visit; they're also Christmas-lights installers, one less ladder job.

YOUR EXTERIOR CLEANING PRO

Hydropower Exterior Cleaning

Power washing and soft washing for siding, decks, driveways, and walkways.

3 reasons to call Hydropower Exterior Cleaning

- Soft-wash methods that clean without blasting water behind your siding.
- Siding, decks, and driveways — the whole exterior in one visit.
- Also a Christmas-lights installer — one less ladder job for you.

610-567-9274 · hirehp.com

RENTER KNOW-HOW · ODOR REMOVAL

Odors Have Sources — Find Them

A smell that keeps coming back is information. In a rental, the game is figuring out whether the source is yours, your landlord's, or the building's.

YOUR JOB AS THE RENTER



1. **Rule out your own sources first.** Trash, drains, the litter box, a forgotten potato — clear the easy causes before you report, and note what you checked.
2. **Document the stubborn ones.** Where the smell is strongest, when it's worst, and any visible clues — stains, damp, droppings. A dated note turns "it smells weird" into a work order your landlord can act on.
3. **Don't just spray over it — and don't accept paint-over fixes.** Smoke and pet odors from a previous tenant live in carpet, subfloor, and ducts. A move-in smell "handled" with fresh paint returns on the first warm day — report it in writing, early.

YOUR LANDLORD'S JOB

1. **Investigating building sources** — the leaks, mold, and HVAC issues hiding behind a smell.
2. **Professional odor removal at the source** — subfloor, walls, and air ducts — including odors left by previous tenants. Ask them to start with our free visual inspection.

YOUR ODOR REMOVAL PRO

My Water Damage Hero

Odor removal for pet, cigarette, and smoke odors — at the source, including the subfloor and ductwork when needed.

3 reasons to call My Water Damage Hero

- We remove odor at the source — subfloor, walls, and air ducts — instead of covering it up.
- Air duct cleaning is part of the toolkit when the HVAC system is carrying the smell.
- Start with a free visual inspection.

(610) 228-7440 · mywaterdamagehero.com · bit.ly/mywaterdamagehero

RENTER KNOW-HOW · HOME INSPECTIONS

Your Move-In Photos Are Your Baseline

Homeowners get an inspection report at purchase. Renters get something just as powerful: a dated photo record from move-in day.

YOUR JOB AS THE RENTER

1. **Walk every room on move-in day — camera first.** Photograph and video the walls, floors, and appliances, and every existing scratch, stain, and scuff. Email the set to your landlord the same day — shared, dated, undisputed.
2. **Report first-weeks surprises in writing.** The drip, the stain, the outlet that doesn't work — found early and reported once, they're your landlord's repair, not your move-out deduction.
3. **Repeat the photos at move-out.** Same rooms, same angles. Side-by-side move-in and move-out photos end most deposit arguments before they start.

YOUR LANDLORD'S JOB

1. **Professional inspections** — between tenancies, and as maintenance inspections every few years, catching what daily routine hides.
2. **A written condition baseline** for the property that every other pro in this guide can work from.

DISCOVER Home Inspections™

YOUR HOME INSPECTION PRO

Discover Home Inspections

Home inspections across Chester, Montgomery, Berks, and Delaware counties.

3 reasons to call Discover Home Inspections

- Inspections for buyers, owners, sellers — and landlords between tenancies.
- Serving four counties across Southeastern Pennsylvania.
- A written baseline you can hand to every other pro in this guide.

(610) 733-1000 · discoverinspections.com

RENTER KNOW-HOW · RENTER'S INSURANCE

Your Landlord's Policy Doesn't Cover Your Stuff

This surprises almost every renter after a fire or a flood: the building's insurance rebuilds the building. Your furniture, electronics, and clothes are on you — unless you have a renter's policy.

YOUR JOB AS THE RENTER

1. **Get a renter's policy — it's the only coverage your belongings have.** It typically covers your belongings against fire, water damage from burst pipes, and theft, and typically includes liability coverage too. One burst pipe can soak everything you own — that's when it earns its keep.
2. **Keep a photo and video inventory.** One slow walk-through video of every room, closet, and drawer, stored online and refreshed once a year. After a loss, that video is the difference between a smooth claim and a guessing game.
3. **Ask about living-expense coverage.** Many renter's policies help with a hotel or temporary rental if a fire or flood makes your home unlivable. Ask your agent exactly what yours includes — before you ever need it.

YOUR LANDLORD'S JOB

1. **Insuring the building** — the structure, roof, and systems — and keeping that policy in force.
2. **Their own claim after a fire or flood**, for the building itself. Your claim, for your belongings, is filed on your policy — by you.

StateFarm®

YOUR INSURANCE PRO

Mike Yates — State Farm

Home and auto insurance with a local State Farm agent.

3 reasons to call Mike Yates — State Farm

- A local agent who knows you — not a call-center queue. Ask him to walk you through a renter's policy for your belongings.
- A photo inventory plus the right policy is a claim that pays — he'll help you size the coverage to what you actually own.
- Annual reviews keep your coverage matched to your life as it changes.

610-354-0945

TRUSTED LOCAL PARTNERS

The Directory

Every company in this guide — and more of our neighborhood — in one place. For the services marked as direct hires in the guide, renters can call them directly; for repairs to the building, show your landlord the page. Either way, tell them My Water Damage Hero sent you.

Restoration & Emergency

My Water Damage Hero
Water Damage, Fire & Smoke, Mold Testing & Remediation, Odor, Sewage
Montgomery, Chester, Delaware, Bucks & Berks Counties
(610) 228-7440 · mywaterdamagehero.com

Handyman & Home Repair

Egger Home Services
Handyman, Drywall, Painting
Chester, Delaware & Berks Counties, parts of Lancaster
(610) 350-6920 · eggerhomeservices.com
jonegger1983@gmail.com

WJC Construction Services
Plumbing, Electrical, Handyman
Bucks & Montgomery Counties, NE Philadelphia
(267) 317-8940 · wjchandymanservices.com
wjcconstruction17@gmail.com

Hole in the Wall Drywall Repair
Drywall Repair, Texture Matching, Popcorn Ceiling Removal
West Chester & the Chester Valley
(484) 532-6644 · holeinthewall.com
cvoffice@holeinthewall.com

Electrical & Smart Home

Main Line Smart Home Electric
Electrical, Generators, Surge Protection, Security Cameras, Smart Home
Barto, PA · Southeastern Pennsylvania
484-624-1562 · mainlinesmarthomeelectric.com

General Contracting & Remodeling

Harlan Custom Contracting
General Contracting, Kitchen & Bath Remodeling
Chester, Delaware & Montgomery Counties
(484) 364-0097 · harlancontracting.com
bharlan@harlancontracting.com

KCL Construction
Renovations & Remodeling
610-688-5950 · kclconstruction.com

Roofing, Gutters & Exteriors

Roof & Company
Roofing, Windows
Lansdale, PA
610-646-1800 · theroofandco.com

Rock Services, Inc.
Roofing, Siding, Gutters, Gutter Guards, Windows
Montgomery, Bucks, Chester & Delaware Counties
(484) 956-7625 · rockroofingcontractor.com
ronradcliffe@gmail.com

Next Step Gutter Cleaning
Gutter Cleaning, Guards, Installation & Repairs
Chester & Delaware Counties
484-537-7545 · nextstepdesigning.com
info@nextstepdesigning.com

Hydropower Exterior Cleaning
Power Washing, Soft Washing
610-567-9274 · hirehp.com

Landscaping, Excavation & Outdoor

CMG Landscaping
Drainage, Landscaping, Hardscaping, Concrete, Decks
West Chester, Exton, Downingtown, Malvern, Chester Springs, Glenmoore
484-901-6635 · cmglandscapes.com
info@cmglandscapes.com

Plourde Excavating
Excavation, Demolition, Land Clearing, Drainage, Pipe Jetting
Chester, Delaware, Montgomery & Lancaster Counties
(610) 999-2570 · plourdeexcavating.com

Flooring

P.C. Curry Floor Covering
Hardwood, Carpet, Luxury Vinyl, Laminate, Tile
Phoenixville, PA
(610) 935-4811 · pccurryflooring.com

Painting

Keystone House Painting
House Painting — Interior & Exterior
Berks County
610-291-5170 · keystonehousepainting.com

Johnson Painting Company
Painting
Pottstown Landing · Montgomery, Chester & Lancaster Counties
(484) 363-1600
jaythepainter72@gmail.com

Pest Control

Predator Extermination
Ants, Spiders, Rodents, Termites, Mosquito & Tick Misting
Montgomery, Chester, Berks, Delaware, Bucks, Lehigh & Philadelphia
484-232-3025 · predatorextermination.com

Home Inspections

Discover Home Inspections
Home Inspections
Chester, Montgomery, Berks & Delaware Counties
(610) 733-1000 · discoverinspections.com

Junk Removal

Junk King Greater Philadelphia
Junk Removal, Cleanouts, Dumpster Bag Pickup
Philadelphia, Montgomery, Delaware & Chester Counties
(484) 365-9055 · junk-king.com

Legal

Carosella & Associates, P.C.
Business Law, Real Estate, Estate Planning, Family Law
West Chester · Chester & Delaware Counties
(610) 431-3300 · carosella.com
vince@carosella.com

Insurance, Finance & Real Estate

Mike Yates — State Farm
Home & Auto Insurance
610-354-0945

Salus Insurance Group
Health Insurance
267-461-0255

Lionstone Insurance
Commercial Insurance
484-588-5290

Vista Wealth Solutions (Gina Maiden)
Financial Advisor, Retirement Planning
484-919-2999

Jake Grothaus — WSFS
Banking Services
610-291-6634

Kevin Zenstein — Allied Mortgage
Mortgages
215-450-5025 · alliedmg.com/kevin-zenstein

Primary Abstract (Ryan Dunn)
Title Services
610-355-2250 · primaryabstract.com

Nina Gupta — Exclusive Realtors
Residential Real Estate
484-832-6019 · exclusiverealtorspa.com

Kelly Naimo — Renzo Naimo Realty Group / RE/MAX Ace Realty
Commercial Real Estate
Downingtown, PA

Business & Professional Services

John Klett — JK Tax & Accounting
Accounting, CPA, Bookkeeping
215-791-4442 · jktaxandaccounting.com

The Payroll Factory (Allen Noll)
Payroll Services
610-644-4569 · thepayrollfactory.com

The Turn Business Advisors (Steve Roscioli)
Business Broker — Buying & Selling Businesses
610-764-4241 · theturnbusinessadvisors.com

A-Lex Print & Promotion
Promotional Products, Printing
484-200-5020 · alexpromo.net

OmniPress
Printing, Business Cards
610-631-2171 · omnipressinc.com

ACM Design
Custom Apparel — T-Shirts, Hoodies, Hats
404-509-8704 · acmdes.com

DeepThree Design
Websites, SEO, Brand Design, Hosting, Video
(610) 331-8612 · deepthreedesign.com
creative@deepthreedesign.com

Tonya George Design
Organic Social Media Marketing for Small Businesses
Phoenixville, PA
610-298-9960 · tonyageorge.design
info@tonyageorge.design

Health, Community & Fun

Victorious Health & Wellness
Weight Loss, Nutrition, Fitness
610-241-0939 · victoriushealthandwellness.com

Montco Chamber of Commerce
Chamber of Commerce, Networking
610-265-1776 · montcochamberpa.org

Pinspiration Bucks Mont (Julie Kerns)
DIY Craft Studio — Workshops, Parties, Paint & Sip
Bucks & Montgomery Counties
215-647-2971 · pinspiration.com/locations/bucksmont

Patience's Playland
Indoor Play Space, Birthday Parties, Events
Glenmoore, PA
patiencesplayland.com

Travel

Autumn Wojnarek — Second Story Travel
Disney, Universal, Cruise & All-Inclusive Family Vacations
secondstorytravel.com

Contractor Matching

Nail the Match
Contractor Referral Service — We Bring the Leads, They Nail the Job
Southeastern Pennsylvania
(610) 735-6421 · nailthematch.com
hello@nailthematch.com

Are you a local pro? If you take care of renters and homeowners the way we do, call **(610) 228-7440** about being listed here. And if you ever need restoration help — we're on call 24/7.