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# Vendor-Vetting Checklist for Property Managers

The questions worth asking before you hire an exterior cleaning vendor for your portfolio — so you onboard one accountable partner, not a problem.

## Insurance & compliance

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- Carries general liability and workers' compensation
- Can provide a COI naming your company or a property as additional insured
- Properly licensed for the work

## References & track record

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- Commercial references you can call
- Before/after examples of comparable properties
- Established history doing commercial exterior work

## Scope & method

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- Matches method to surface (soft wash vs. pressure)
- Can schedule after-hours and around tenants
- Can cover multiple properties under one agreement

## Communication & documentation

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- A single point of contact for your account
- Provides service-completion records / visit documentation
- Confirms visits in advance
- Clear process for flagging and handling issues

## Pricing & agreement

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- Fixed, predictable pricing — a budget line item
- One invoice across all sites
- Scope, cadence, and access spelled out in writing