



Rental Property Standards Overview

Inspect the following for proper function and potential hazard

Exterior



1. Safety First



- Fences and gates
- Decking and hand rails
- Garage doors Sliding doors
- Locks and deadbolts
- Roof Sheds/outbuildings
- Lighting for porches and driveway/carport



2. Curb Appeal Matters



- Lawn, shrubs and trees trimmed
- Trash and debris removed
- Sidewalks and other exterior services clean and free of debris
- All windows and doors are clean, functional and include weather stripping



3. Don't Forget



- All windows and doors are clean, functional and include weather stripping
- Leave two working key copies
- Provide garage door opener(s) where applicable
- Schedule pest control

Electrical



1. Safety First



- Breaker box (no exposed wiring at panel)
- Receptacles and outlets
- Light fixtures and ceiling fans
- Smoke and CO detectors
- Wiring and junction boxes
- Bathroom vent fans
- Light switches (including 3-way functionality)



2. Don't Forget



- Appropriate light bulbs should be present for each fixture
- Light switch plates should be free of dirt and fingerprints
- Ceiling fan blades should be clean and dust-free
- Appliance and fixture remotes (fans, fireplaces, key Fobs, etc.)

Plumbing



1. Check it Out



- Are leaks present in any plumbing fixture?
- Is water pressure reasonable?
- Do drains flow freely without clogging?
- Is hot water set to appropriate temperature?
- Are all fixture diverts, aerators, drain stops, and plugs present?
- Are functional shut-off valves installed at all sinks and toilets?
- Are T&P relief valves piped outside?
- Is water heater installed properly (safe) with pan underneath?



2. Secure It



- Toilet(s): caulked at front and sides only
- Dishwasher: to counter top with drain line functional, and installed with hose clamp.
- Shower heads and shower head arms: installed properly, no leaks

HVAC



1. Check it Out



- Does HVAC system operate in both heating and cooling modes?
- Has air filter been replaced (latched return air grill-no screws)?
- Does each room have adequate air flow?
- Is thermostat digital, non-programmable?



2. Don't Forget



- Leave three filters per vent for residents
- Clean window AC unit and filter where applicable

Other Requirements



- Windows are secure and open with no free-fall.
- Interior doors function properly with secure knobs and locks. Bedrooms and baths must lock.
- Flooring is clean and free of trip hazards.
- Carpet has been professionally cleaned, and in good condition.
- Walls are clean. Newly painted is recommended.
- Appliances are clean, functional and secure.
- Blinds are installed in every window.
- Cabinets and vanity drawers are clean (paint as needed), & function properly w/ matching hardware.
- Home is cleaned and free of all trash.
- All wet areas must be caulked. Joints and grout lines must be smooth and free of mildew.
- Insulation must be present in attic and crawl spaces.
- Foundation vents are installed, and crawlspace is free of openings to pests and rodents.