

## Property Condition Standards

We committed to providing safe, clean, and properly maintained homes to our residents.

Below items must be completed before we will advertise and rent a property.

- Property professionally cleaned and free of trash and debris, inside and outside.
- HVAC system to be in good operating condition, with a new filter installed, service date recorded on furnace
- All mechanical elements including appliances operating as designed.
- Caulking in kitchen and bathrooms shall be clean and free of mildew.
- Doors and locks all functioning properly.
- Windows must open, close, and lock properly and window screens be in good condition.
- Window coverings functioning (opening and closing properly). No broken or missing blinds, old or worn drapes removed/replaced, and curtain rods well anchored.
- Closet rods in all closets, along with closet doors/track working properly
- Painted wall surfaces in good condition free of nail holes, scuffs, mis-matched touch ups, and/or scratches.
- Carpet professionally steam cleaned or replaced if too heavily stained.
- Electrical outlets, switches, and light fixtures/ceiling fans all working properly.
- All light bulbs functional and matching
- Locks rekeyed between tenancy.
- Smoke and carbon monoxide detectors installed per state requirements.
- No personal property or items in the unit. This includes furniture, knickknacks, toiletries, shower curtains, Kleenex boxes, kitchen or bathroom items, soap dispenser, pictures, lawn equipment, lawn mowers, tools, lawn furniture, vehicles etc.
- Landscape clean-up, mow and flower beds weeded, edging, driveway and sidewalks pressure washed
- Deck maintenance/repair, pressure wash if applicable
- Crawl space access checked for pest infestation and access covered
- Septic in working order and maintained/pumped on a regular basis if applicable
- Well and pump equipment working order and maintained on a regular basis if applicable

The above is a summary of most of the items we evaluate per our complimentary owner move in inspection, this may not a complete list and is based on the condition of the home.