

Rentals 4 NoCo Property Management Property Expectations

In order to attract quality residents who have a high level standard of care, we need your property to meet the following minimum requirements. If you are unable to complete these items prior to turning your property over to us, please know we can work with you and vendors to have the items completed. Additionally, please be aware that in order to keep your property up to these expectations, it will require routine financial investments on your part to do so.

Exterior Property Standards

- All buildings must be structurally sound. The roof must be without leaks and free of debris.
- All debris and personal items must be removed from the premises including the interior, yard and any outbuildings such as garages and sheds. If you would like to leave personal items on the property, they should be stored in the attic, or another storage area (if applicable), and access should be restricted.
- Fencing and gates should be sturdy and secure without missing or damaged planks/sections.
- The exterior should be free of safety hazards such as large holes, damaged wood, yard debris, exposed wires, or trip hazards.
- Exterior deck wood must be free of wood rot and properly maintained. Railings must be adequate, secure and present on any surface above 3 feet off the ground.
- It is best to remove exterior furniture and playground equipment upon vacating for safety and liability reasons.
- Lawn should be mowed and edged. Trees / shrubs should be cut away from the home. Limbs should not be approaching the roof or power lines.

Other Safety Items

- Hand railings should be present, free of rust (for the most part), and in suitable condition.
- Bathroom doors should have locking passage door knobs that are not keyed.
- Interior doors and closet doors must be in good condition and open/close easily and properly.
- For multi-family units, a fire extinguisher in each unit is required as well as a 10 year tamper proof smoke detector in each bedroom and in the hallway. For single family homes, an extinguisher is not required; however, working smoke detectors are required by code. Check the dates on your detectors and replace any expired detectors with a 10 year, tamper proof detector.
- If there is gas service, the unit must have a working carbon monoxide (CO2) detector on each level.
- Label the breakers appropriately. Make sure the main line water valve is not buried, and the main water is properly tagged.

Windows, Screens, and Doors

- Exterior doors must function, lock properly and must have a deadbolt. Keys must be provided for all locks on the premises. All door locks are preferred to be keyed to one key.
- Screens must be present on each window and free of large tears and holes.
- Window blinds or window coverings should be present on each window. We do not want a Tenant trying to hang their own blinds or drapes.
- Windows must open / close and lock properly. If windows are unable to open / close, this presents a fire hazard. Windows should glide up and down easily and be able to stay in the open position without falling. Sliding glass doors should open / close with ease and lock properly.
- If windows are fogged, this indicates the seal is broken and the glass and seal should be replaced.
- Weather stripping should be present and in good condition without any gaps in the doors.

HVAC, Plumbing, and Electrical Systems

- Heating / cooling systems must work properly and be free of mildew.
- New A/C filter of proper size should be installed.
- Property must have functional hot water as well as heating and cooling at all times through tenancy.
- Sewer and septic systems must be well maintained. Septic tanks may need routine cleaning or pumping every few years.
- All plumbing fixtures should be in good working order with no clogs, leaks, runs, or drips.
- Electrical work must be up to par with no exposed wiring or other electrical issues that could present a liability to your residents or become a fire hazard.
- All light fixtures must be working and equipped with the proper light bulbs.
- All electrical outlets and light switches must have the appropriate cover intact.

Household Appliances

- A refrigerator and stove are required in order to lease your property. These and any other appliances (except washer / dryer, microwave, dishwasher) will need to be maintained throughout tenancy. If you choose to provide the microwave / dishwasher, they will need to be maintained during tenancy.
- All appliances need to be clean, in working order, and free of any missing and broken shelves, handles, etc.

Cleanliness, Floors and Walls

- Property must be cleaned according to Rentals 4 NoCo tenant and vendor cleaning checklist.
- Carpets must be professionally cleaned and Owner must provide a copy of receipt. Consider a pet enzyme treatment if you have animals as animal odors can linger in carpet after cleaning.
- Paint and any wall coverings need to be in good condition or should be painted or removed. Walls need to be free of excessive nail holes.
- Flooring must be free of trip hazards and in good condition. Loose tile / laminate / vinyl should be repaired.
- Property must be free of pests including roaches, fleas, bedbugs, spiders, termites, and more.