



Property Management Department
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General Property Standards

At Rob Brooks Realty we are committed to providing excellent customer service to both homeowners and tenants. Homes in our property management program must meet certain standards by which tenants can live safely and comfortably. To assist you with providing such home conditions for your tenants, we have comprised the following list of general standards that every home must meet. Although the list is thorough, there may be other elements of your home that may need attention before tenant occupancy. After our initial inspection, we will report any items that do not meet our general standards. Don't worry, we have a network of professionals who can assist with any size of job to get your home rental ready.

Electrical

- Receptacles are in working order and operational.
- Switches, receptacles, and fixtures must be intact and have proper coverings.
- GFCI circuit for outlets within 6 feet of water source
- All smoke alarms must be in the proper location and operational. One smoke detector is needed in each bedroom, and one on each floor.
- At least one carbon monoxide detector is required if the home has an attached garage, or if any mechanicals are supplied with natural gas.
- Circuit breaker panel is labeled and in a safe location.
- All light fixtures are operable, have working light bulbs, and covers.

Plumbing

- All toilets flush properly
- Septic systems will remain in working order with clean-outs done as needed.
- Each sink, tub, shower, and washing machine have both hot and cold water.
- All drains work properly (includes a/c condensate drains)
- Water heater installation must comply with local standards.
- Stoppers are required for all bathroom sinks.
- No apparent leaks from any plumbing locations to include spigots, ice makers, and washing machine hookups.
- Master water shutoff valve for the unit must be clearly marked.

Heating, Ventilation, and Air Conditioning

- Air conditioner cools
- Furnace heats
- Any ceiling, attic, and whole house fans are operational.

Appliances

- Range (both oven and burners) are operational as designed.
- Microwave is operational (if applicable)
- The refrigerator and freezer are operational.
- Dishwasher is operational (if applicable)
- Garbage disposal is operational (if applicable).
- Range hood is operational (if applicable)

Environmental

- No visible signs of mold
- No signs of water intrusion from the exterior
- No water marks/stains that indicate interior leaking.
- No evidence of pests or rodents (roaches, mice, etc.) present
- The interior is odor-free.

Security

- Sliding patio doors must have a security rod on the inside.
- Working locks on all windows
- Blinds present and operational on all windows.
- Working locks on all exterior doors with keys provided.

Interior

- Walls shall be free of major holes or other needed repairs.
- Walls and flooring shall be clean and show little wear.
- Hard surface flooring shall be intact and allow for level walking surface.
- Carpet shall be free of rips and tears to prevent fall hazards.
- Home and appliances shall be clean.

Exterior

- Roof intact (including unattached garages and sheds)
- Siding intact
- Foundation is sound and intact.
- All windows must be intact and have screens.
- House address numbers must be visible from the street.
- Fencing must be operational and in good working order.
- Patios, decks, porches, balconies, sidewalks, stairs, driveways, parking spaces and similar areas shall be kept in a proper repair and free of hazards.
- Lawn and landscaping is trimmed and presentable.