



BTS PROPERTIES

Rent-Ready Repair Standards

In order to comply with state habitability standards, as well as BTS Properties' own internal standards, every property must meet the following requirements prior to BTS Properties listing it for rent:

1. Professionally cleaned to 'Hotel Room Clean'
2. Carpet professionally cleaned and looking fresh
3. All walls painted to professional standards
4. No holes in walls or unpainted patches
5. No missing, broken, or cracked outlet or switch covers
6. All bedroom windows must have vertical or mini-blinds
7. No personal property or items in the unit. This includes furniture, knickknacks, toiletries, Kleenex boxes, kitchen or bathroom items, soap dispenser, pictures, etc.
8. No lawn equipment including mowers, tools, etc.
9. Garage floor swept
10. No exterior debris
11. Lawn cut and trimmed
12. Landscaping fresh and clean
13. Smoke and carbon monoxide detectors:
 1. All smoke/CO detectors must be working and non-expired
 2. Smoke and CO detector in each bedroom
 3. At least one smoke detector on each floor
 4. (For apartments) If there is a common area stairway, one smoke detector at the top of each stairway
14. All light bulbs installed and working. Lights of same color (e.g. no mix of white and yellow lights in a fixture)
15. Doors open & close smoothly and doorstops installed on all doors
16. Bathroom caulking must be fresh and free of any mildew
17. All mechanical components working as designed. Includes HVAC, plumbing and electrical systems, kitchen appliances, laundry appliances, sump pumps, water softeners, sprinkler systems, swamp coolers, gas fireplaces, water filtration systems, etc. Essentially, if it's in the house, it must work as it was supposed to work by the manufacturer.
18. Safety railings secure
19. Wood-burning fireplace(s) must be either clean and functional, or permanently sealed.