



RENT-READY CONDITIONS

NH HOUSING STANDARDS Section 48-A:14 *(If property is not in NH, that state's housing standards will be used)*

No landlord, as defined by RSA 540-A:1, I, renting or leasing a residential dwelling in a municipality which has not adopted ordinances, codes or bylaws pursuant to this chapter shall maintain those rented premises in a condition in which:

I. The premises are infested by insects and rodents where the landlord is not conducting a periodic inspection and eradication program;

I-a. The premises are infested by bed bugs and the landlord is not conducting a periodic inspection and remediation program. In this paragraph "remediation" means action taken by the landlord that substantially reduces the presence of bed bugs in a dwelling unit for a period of at least 60 days;

II. There is defective internal plumbing or a back-up of sewage caused by a faulty septic or sewage system;

III. There are exposed wires, improper connectors, defective switches or outlets or other conditions which create a danger of electrical shock or fire;

IV. The roof or walls leak consistently;

V. The plaster is falling or has fallen from the walls or ceilings;

VI. The floors, walls or ceilings contain substantial holes that seriously reduce their function or render them dangerous to the inhabitants;

VII. The porches, stairs or railings are not structurally sound;

VIII. There is an accumulation of garbage or rubbish in common areas resulting from the failure of the landlord to remove or provide a sufficient number of receptacles for storage prior to removal unless the tenant has agreed to be responsible for removal under the rental agreement and the landlord has removed all garbage at the beginning of the tenancy;

IX. There is an inadequate supply of water or whatever equipment that is available to heat water is not properly operating;

X. There are leaks in any gas lines or leaks or defective pilot lights in any appliances furnished by the landlord; or

XI. The premises do not have heating facilities that are properly installed, safely maintained and in good working condition, or are not capable of safely and adequately heating all habitable rooms, bathrooms and toilet rooms located therein, to a temperature of at least an average of 65 degrees F.; or, when the landlord supplies heat in consideration for the rent, the premises are not actually maintained at a minimum average room temperature of 65 degrees F. in all habitable rooms.



CARDINAL POINT – RENT-READY CHECKLIST for BEST RESULTS: *(all may not apply)*

1. Professionally cleaned
2. Carpets professionally cleaned
3. All painted surfaces to look fresh, with no mis-match touch-up; painting must be done corner to corner
4. All bedroom windows must have vertical or mini blinds
5. No personal property or items in the unit. This includes furniture, toiletries, shower curtains, tissue boxes, kitchen or bathroom items, soap dispenser, pictures, etc.
6. Garage floor swept
7. No exterior debris
8. Lawn cut and trimmed
9. Landscaping fresh and clean
10. Carbon monoxide detectors properly installed & operational on each floor
11. Smoke detector properly installed & operational on each floor
12. Smoke detector properly installed & operational in each bedroom
13. Back sliding doors must have vertical blinds
14. All light bulbs working
15. Doors open & close smoothly
16. Bathroom caulking must be 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, gas fireplaces, water filtration systems, etc.
18. Safety railings secure
19. Wood-burning fireplace(s), if operational, shall be clean of any debris and have a fireplace screen or heat-proof glass doors installed. If non-operational, the fireplace opening on the interior of the home shall be permanently sealed with an aesthetically pleasing material.

CARDINAL POINT – RENT-READY ADDITIONAL RECOMMENDATIONS:

1. All windows (except basement windows) should have vertical or mini blinds.
2. No draperies on windows
3. All windows should have screens