



## Rent-Ready Requirements

LongStreet Property Management is committed to providing our residents with safe, clean, and adequately maintained homes.

In Oregon, a landlord's obligation to provide a habitable living space is primarily governed by **Or. Rev. Stat. § 90-320**. This legal requirement is known as the "implied warranty of habitability." Oregon judicial law and LongStreet standards require the items outlined below to be completed before renting a property.

To comply with internal and state rental housing requirements, including the Oregon Warranty of Habitability Requirements, every property must meet the below list to be 'Rent-Ready.'

### **Requirements:**

- **Cleaning** - Professionally cleaned and free of personal items - [Cleaning checklist link](#)
- **Painting** - All walls and ceilings are free of pinholes, scratches, and painted in a uniform fashion
  - Full interior repaint is recommended every 3-4 years.
  - Doors, windows, sills, trim, touched up without visible wood, water damage, mold-free.
  - Exterior paint – repainted every 10 years
- **Flooring** - All flooring surfaces to be cleaned and properly installed
  - Carpets - must be professionally cleaned without stains, creases, and tears
- **Doors** - All exterior doors are lockable with matching keys.
  - All doors must open & close smoothly, with doorstops
  - Sliding glass doors have vertical blinds installed. Functional and clean screen, if present
  - Interior doors not keyed
  - Operable garage remote control (if applicable)
- **Windows** - All windows are operational\*\*, without cracks or broken seals. All bedroom windows must have vertical or mini-blinds. Bathroom windows must provide privacy. Window screens and blinds\* must be clean and in good condition.
- **Light fixtures** - Functional as designed, rust free, without cracks or missing parts, all bulbs to be aligned to the same color temperature

## Area-specific:

- **Kitchen**
  - Appliances are clean and functional as designed
  - Cabinets - all parts are functional and cleaned
  - Countertops - Clean, without major damage
  - Caulking and surfaces are clean and free of mildew
- **Bathroom**
  - All fixtures and faucets are functional without leaks, cracks
  - Bathroom caulking must be clean and free of any mildew
  - Intact toilet seats free of stains
  - Shower curtains removed
  - Metal parts free of rust
- **Bedrooms**
  - Two forms of legal egress in each bedroom (window and door)
- **Hallways and Stairs**
  - Stable stairs with properly secured railing
  - A light fixture is present and functional
- **Laundry**
  - Appliances are clean (inside and outside) and functional, including the connections.
  - Dryer vent cleaned
- **Garage and Driveway**
  - Garage floor swept
  - No exterior debris
  - Garage door with all parts functional if present
  - Building and property maintenance supplies only to be left at the property.
- **Systems**
  - Carbon monoxide is installed on each level (incl. basement) if the unit has a gas appliance, gas furnace, a fireplace, or an attached garage. Legal requirements - [link](#)
  - Smoke detectors - installed per legal requirements - [link](#)
  - The HVAC system is to be in good operating condition, with a new filter installed. Serviced every 1-2 years
  - A/C portable units - are functional if present or to be removed
  - Water Heater - Functional, replaced between years 10-15
  - Electrical box - Accessible without alteration
  - Sprinkler system - with instructions on how to operate
  - Security System - Disabled
  - Cameras - All cameras, including electronic doorbells\*, removed.
  - Wood fireplaces - Clean. (disclaimed in the lease from use)
  - All drains are unclogged and free-flowing.
  - All other systems should work as designed or be removed: plumbing and electrical systems, built-in vacuums, sump pumps, water softeners, sprinkler systems, gas fireplaces, water filtration systems, etc.

- **Yard**
  - Landscaping fresh and clean - [link to Landscaping lease addendum](#)
  - Raised beds - cleaned up and free of weeds
  - All shrubs and trees need to be trimmed. Service to maintain shrubs and trees to be provided during the tenancy by the landlord.
- **Exterior of the house**
  - The exterior of the house/unit is in good shape to protect the structure from the elements and pests entering the home.
  - Decks, stairs, banisters, and railings are safe and solid without protruding hardware, peeling paint, or splinters.
  - The fence is solid and has functional gates.
  - Sheds are organized and free of leaks.
  - Walkways are moss and weed-free
  - Chicken coups are cleaned up and decommissioned.
  - BBQ's and Non-functional Hot Tubs - to be removed

**Recommendations:**

- \*\*Windows in older homes - Each room in a livable space must have at least one operational window as a means of egress.
  - We strongly recommend repairing or replacing the windows over time.
- All windows (except basement windows) should have vertical or mini blinds.
- No draperies on windows are recommended for rental environment
- All windows should have screens
- Smart devices requiring sign-up and registration should be removed