



PROPERTY STANDARDS

Premier Utah Property Management has developed property standards to help you achieve the following goals:

1. Reduce your liability as an investment property owner.
2. Preserve your assets and minimize costs from deferred maintenance.
3. Gain a competitive edge in today's rental market.
4. Ensure a safe, clean environment for your tenants, promoting long-term occupancy.

These standards serve as a guide to prepare your investment property for rent, recognizing that each property is unique. They aim to inform you about the recommended condition for your rental property.

EXTERIOR

CLEANUP

1. Ensure that all trash, debris, and personal items are removed from the yard, sheds, garage, and common areas (for multiunit properties). O is not responsible for any personal property left behind..

LANDSCAPING

1. Trees and shrubs should be trimmed and not hanging over the roof, driveway, or walkways. Low hanging branches should be removed. Dead shrubs and trees should be replaced and irrigation available, and stumps ground down.
2. Flowerbeds and gardens should be weed-free..
3. Lawn should be mowed, green, and in good condition.
4. Automatic Sprinkler timers should be in working condition. Sprinklers should be in good working order. No broken or leaking valves or sprinkler heads.
5. Potted plants, flower boxes, and garden boxes should be removed from the property.

GATES, FENCING, DECKS AND RAILINGS

1. Ensure that fencing and gates are in good repair and working order, or remove them (no missing fence slats, and chain link fencing should have a top rail).
2. Wooden decks must be sturdy with no wood rot. The walking surface should be safe with no large gaps, tripping hazards, failing wood, or protruding nails or screws. Decks should be stained, water-sealed, or painted with no exposed bare wood.
3. Railings must be secure and able to support the weight of an adult. Wooden railings should be painted or stained, water-sealed, with no exposed wood. Stairs with a rise of three or more steps need a handrail.

ROOF, GUTTERS, AND BUILDING

1. Ensure rain gutters are in good condition and free of debris, especially over doors and walkways to manage water runoff.
2. Downspouts should be well-maintained, directing water away from the foundation and cement walkways to prevent basement water damage and winter slipping hazards.
3. Soffit and fascia should be gap-free to prevent insects or rodents from entering the attic. Wood components should be painted and free of exposed wood or rot.
4. Siding, stucco, or brick should be intact without holes or missing sections. Wood siding should be painted and free of exposed wood.

5. Ensure the roof is leak-free with no bare spots lacking shingles or appropriate roofing material.
6. House numbers should be clearly visible on the house.

WINDOWS, DOORS, AND MAILBOX

1. Ensure windows are in good working order, with no leaks and all panes intact. They should lock and function properly (open and close) and, if applicable, have screens without holes. Additionally, windows should be clean of dirt and cobwebs.
2. Keep window wells free of debris, garbage, and weeds.
3. Doors should be proper exterior doors (not hollow core) with sufficient weather stripping. Exterior doors should have a functioning deadbolt lock.
4. Garage doors should function properly, opening and closing easily. Automatic garage doors should have safety sensors.
5. Sliding glass doors should function properly, gliding with ease and locking securely.
6. Mailboxes should be in good condition, free of rust, and securely fastened to the building or ground. They should have a proper door or lid to protect mail from weather and be properly labeled with visible address numbers.

CEMENT

1. Exterior cement: Driveway/patios/sidewalks should not have more than a 1" tripping hazard. Cracks should not have weeds growing through them. Deteriorating cement should be replaced if it causes a potential liability.

LIGHTING AND ELECTRICAL

1. Ensure that exterior light fixtures have appropriate covers and bulbs.
2. There should be no exposed wiring, junction boxes, or other improper electrical components that could pose a liability.

MULTI - UNIT PROPERTIES

1. Each carport/garage will be numbered and assigned to a specific unit.
2. Storage units will also be numbered and assigned to specific units.

INTERIOR

CLEANUP

1. The unit must be cleaned according to Premier's vendor cleaning checklist.
 2. The unit should be clear of garbage, debris, and personal items.
 3. Carpets must be in good, clean condition without excessive wear or staining.
- There should be no loose or ridged carpets. Carpets must be professionally cleaned using a truck-mount system or, if uncleanable, replaced with Premier's approved investment property carpet.

PAINT AND WALLS

1. Paint should be in good, clean condition, without any dingy or mismatched areas from patches or touch-ups. Walls with excessive nail holes will be repainted. Doors and trim should have clean paint without chipping or scuff marks. Only entire walls will be painted, with no touch-up painting allowed on walls with excessive marks or nail holes. Any painting must be done using Premier's approved investment property paint.
2. Wallpaper must be in good, clean condition without tears or rips. Otherwise, it will be removed and replaced with Premier's approved investment property paint color.

FLOORING

1. Vinyl, tile, laminate, and wood flooring should be in good condition considering the age of the property. There should be no excessive cracks, scratches, rips, or tears, and grout should be well-maintained.

2. Carpets should be in good, clean condition without excessive wear or staining. There should be no loose or ridged carpets, rips, frays, or exposed tack strips.
3. Carpets must be professionally cleaned or, if they cannot be cleaned, replaced with Premier's approved investment property carpet.

LIGHTING AND ELECTRICAL

1. Ensure that light switches and electrical outlets are in good working condition, free of damage or paint.
2. All light switches and electrical outlets must have undamaged covers.
3. Light switch and outlet plate covers should be clean and unpainted, or they should be replaced.
4. Light fixtures should be operational, clean, with no cracked glass, and no burned-out bulbs.
5. Each kitchen and bathroom must have at least one operational GFCI outlet.
6. Ensure that each living area and bedroom is equipped with a smoke alarm, with the exception of bathrooms, kitchens, and laundry rooms. Additionally, each floor should have a carbon monoxide detector.
7. There should be no exposed wiring, junction boxes, or other improper electrical components that could pose a fire hazard.

WINDOWS AND DOORS

1. Windows and sliding glass doors should be equipped with blinds or shutters (white in color), not curtains. Blinds should be clean and in working order, or they should be replaced. Blinds are required on windows where privacy is needed, such as bedrooms, living rooms, family rooms, kitchens, halls, etc. Exceptions may include laundry rooms or bathrooms with frosted or privacy windows.
2. Interior doors should be clean, without cracks or holes, and should open and close easily. They should have door stops to protect the walls. Closet doors should be on their track and function properly.
3. There should be no exterior locking doorknobs on interior doors.
4. Bathroom doors should have appropriate locking doorknobs (no exterior keyed knobs).

CABINETS AND COUNTERTOPS

1. Cabinets and drawers must function properly and be in good condition. Cabinet and drawer pulls and hinges should be present and secure, without being loose.
2. Cupboard shelves should be clean and firmly secured.
3. Countertops should be in good condition, free of large burn marks, scratches, or delamination.
4. Mirrors must be securely fastened to the wall and should be free of cracks.

PLUMBING

1. All plumbing fixtures must operate properly, without any drips or leaks.
2. Sinks should have functioning drains and drain pulls, without any leaks.
3. Tubs should have working drain plugs and clean caulking. There should be no slow-draining tubs.
4. Showers should have a curtain rod or a working shower door that prevents water from leaking out. The showerhead should function properly, and there should be a drain cover. Showers should not drain slowly.
5. Toilets should be clean and in working order, with no exposed bolts at the base. The toilet seat should be securely fastened and free of staining or wear. The toilet should not run or leak.

BATHROOMS

1. Bathrooms must be equipped with an adequate number of towel bars and a toilet paper roll holder. Old plungers or toilet cleaning brushes should not be left in bathrooms.

HAND RAILINGS

1. Hand railings must be secure and are necessary for a set of stairs with three or more steps.

APPLIANCES

1. All appliances must be clean and operational, with no missing or broken parts, and refrigerators should not have tape inside.
2. Each unit must have a refrigerator, oven, and stove. Units with built-in spaces for microwaves or dishwashers should provide these appliances.