

**ROOST**<sup>TM</sup>

REAL ESTATE CO.

---

# Minimum Property Standards For Owners and Managers

---

# Table Of Contents

---

<b>Living Room</b>	<b>3</b>
<b>Kitchen</b>	<b>5</b>
<b>Bathroom</b>	<b>8</b>
<b>Other Rooms</b>	<b>10</b>
<b>Building Exterior, Plumbing, and Heating</b>	<b>12</b>
<b>Health and Safety</b>	<b>14</b>

# Living Room

The Living Room must have:

## Ceiling

A ceiling that is in good condition. mold hazard.

- Not acceptable are large cracks or holes that allow drafts, severe bulging, large amounts of loose or falling surface material such as plaster. Any ceiling stains are assumed to be an active leak and a potential mold hazard.

## Walls

Walls that are in good condition.

- Not acceptable are large cracks or holes that allow drafts, severe bulging or leaning, large amounts of loose or falling surface material such as plaster.

## Electricity

At least two electric outlets, or one outlet and one permanent overhead light fixture.

- Not acceptable are broken or frayed wiring, light fixtures hanging from wires with no other firm support (such as a chain), missing cover plates on switches or outlets, badly cracked outlets, or loose.

## Floor

A floor that is in good condition.

- Not acceptable are large cracks or holes, missing or warped floorboards or covering that could cause someone to trip.

## Window

At least one window. Every window must be in good condition with window screens.

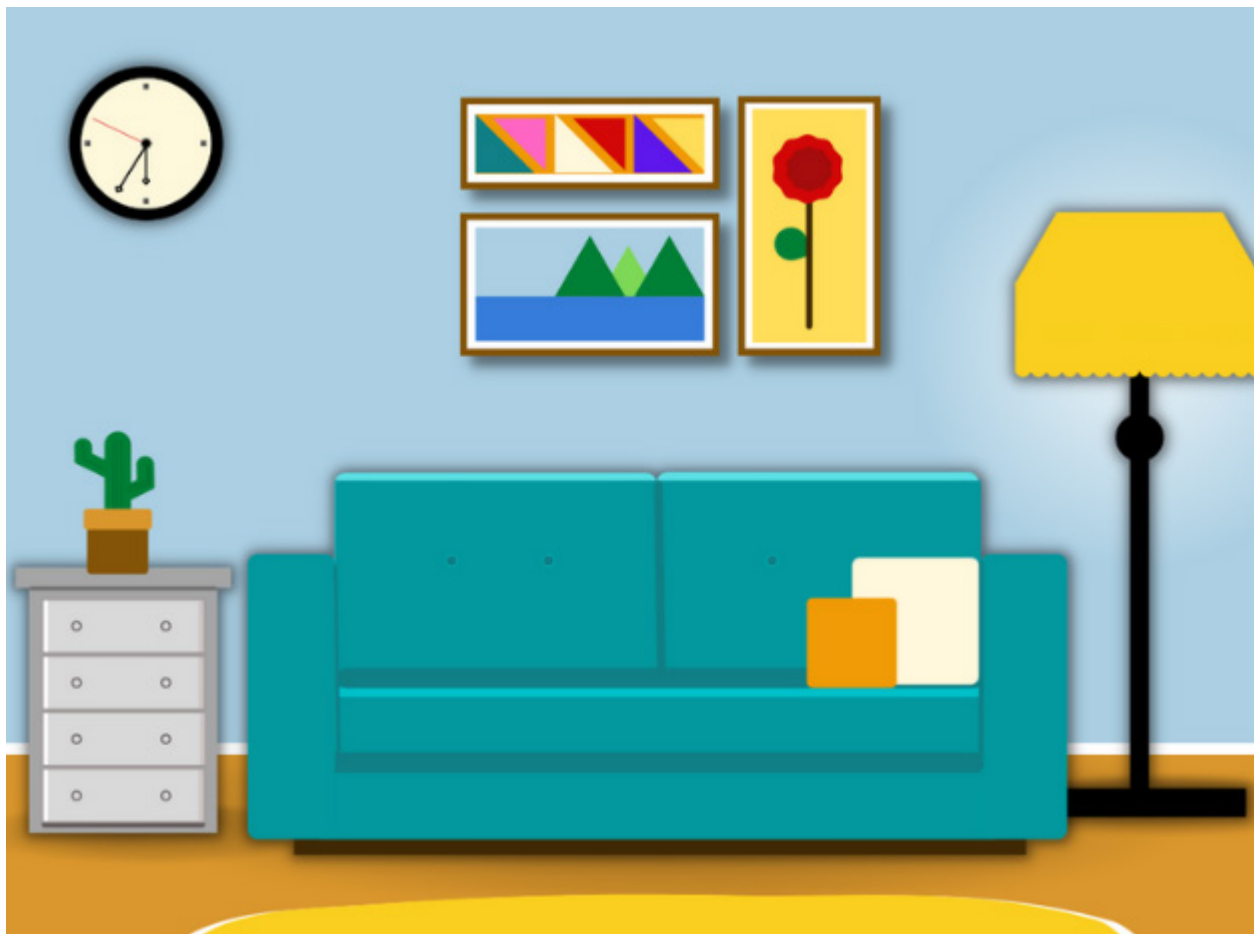
- Not acceptable are windows with badly cracked, broken or missing panes, and windows that do not shut or, when shut, do not keep out the weather.

## Locks

A lock that works on all windows and doors that can be reached from the outside, a common public hallway, a fire escape, porch or other outside place that cannot be reached from the ground.

## Paint

- No peeling or chipping paint.



# Kitchen

The Kitchen must have:

## Ceiling

A ceiling that is in good condition.

- Not acceptable are large cracks or holes that allow drafts, severe bulging, large amounts of loose or falling surface material such as plaster. Any ceiling stains are assumed to be an active leak and a potential mold hazard.

## Storage

Some space to store food.



## Electricity

At least two electric outlets, or one outlet and one permanent overhead light fixture.

- Not acceptable are broken or frayed wiring, light fixtures hanging from wires with no other firm support (such as a chain), missing cover plates on switches or outlets, badly cracked outlets, or loose.

## Stove and Oven

A stove (or range) and oven that works (This can be supplied by the tenant)

## Floor

A floor that is in good condition.

- Not acceptable are large cracks or holes, missing or warped floorboards or covering that could cause someone to trip.

## Preparation Area

Some space to prepare food.

## Paint

No peeling or chipping paint.

## Window

If there is a window, it must be in good condition.

## Locks

A lock that works on all windows and doors that can be reached from the outside, a common public hallway, a fire escape, porch or other outside place that can be reached from the ground.

## Walls

Walls that are in good condition.

- Not acceptable are large cracks or holes that allow drafts, severe bulging or leaning, large amounts of loose or falling surface material such as plaster.

## Serving Area

Some space to serve food.

- A separate dining room or dining area in the living room is all right.

## Refrigerator

A refrigerator that keeps temperatures low enough so that food does not spoil. (This can be supplied by the tenant.)

## Sink

A sink with hot and cold running water. No leaks.

- A bathroom sink will not satisfy this requirement.



# Bathroom

The Bathroom must have:

## Ceiling

A ceiling that is in good condition.

- Not acceptable are large cracks or holes that allow drafts, severe bulging, large amounts of loose or falling surface material such as plaster. Any ceiling stains are assumed to be an active leak and a potential mold hazard.

## Window

A window that opens or a working exhaust fan.

## Lock

- A lock that works on all windows and doors that can be reached from the outside, a common public hallway, a fire escape, porch or other outside place that can be reached from the ground.

## Toilet

A flush toilet that works. No leaks. Secure to the floor.

## Tub or Shower

A tub or shower with hot and cold running water. No leaks.

## Floor

A floor that is in good condition.

- Not acceptable are large cracks or holes, missing or warped floorboards or covering that could cause someone to trip.

## Paint

No chipping or peeling paint.

## Walls

Walls that are in good condition.

- Not acceptable are large cracks or holes that allow drafts, severe bulging or leaning, large amounts of loose or falling surface such as plaster.

## Electricity

At least two electric outlets, or one outlet and one permanent overhead light fixture.

- Not acceptable are broken or frayed wiring, light fixtures hanging from wires with no other firm support (such as a chain), missing cover plates on switches or outlets, badly cracked outlets, or loose.

## Sink

A sink with hot and cold running water.

- A kitchen sink will not satisfy this requirement.



# Other Rooms

Other rooms that are lived in include: bedrooms, dens, halls, and finished basements or enclosed, heated porches. The requirements for other rooms that are lived in are similar to the requirements for the living room as explained below.

Other Rooms Used for Living must have:

## Ceiling

A ceiling that is in good condition.

- Not acceptable are large cracks or holes that allow drafts, severe bulging, large amounts of loose or falling surface material such as plaster. Any ceiling stains are assumed to be an active leak and a potential mold hazard.

## Walls

Walls that are in good condition.

- Not acceptable are large cracks or holes that allow drafts, severe bulging or leaning, large amounts of loose or falling surface material such as plaster.

## Paint

- No chipping or peeling paint.

## Electricity

At least two electric outlets, or one outlet and one permanent overhead light fixture.

- Not acceptable are broken or frayed wiring, light fixtures hanging from wires with no other firm support (such as a chain), missing cover plates on switches or outlets, badly cracked outlets, or loose.



## Floor

A floor that is in good condition.

- Not acceptable are large cracks or holes, missing or warped floorboards or covering that could cause someone to trip.

## Locks

A lock that works on all windows and doors that can be reached from the outside, a common public hallway, a fire escape, porch or other outside place that can be reached from the ground.

## Window

At least one window, which must be openable if it was designed to be opened, in every room used for sleeping. Every window must be in good condition with screens.

- Not acceptable are windows with badly cracked, broken or missing panes, and windows that do not shut or, when shut, do not keep out the weather.

## Basement And Utility Areas

Basement stairs must be safe and secure and any washer and dryer area clean, safe, and functional.



# Building Exterior, Plumbing, and Heating

The Building must have:

## Roof

A roof in good condition that does not leak, with gutters and downspouts, if present, in good condition and securely attached to the building.

- Evidence of leaks can usually be seen from stains on the ceiling inside the building.

## Outside Handrails

Secure handrails on any extended length of stairs (e.g. generally four or more steps) and any porches, balconies, or decks that are 30 inches or more above the ground.

## Walls

Exterior walls that are in good condition, with no large holes or cracks that would let a great amount of air get inside.

## Foundation

A foundation in good condition that has no serious leaks.

## Water Supply

A plumbing system that is served by an approvable public or private water supply system.

## Sewage

A plumbing system that is connected to an approvable public or private sewage disposal system.

## Chimneys

No serious leaning or defects (such as big cracks or many missing bricks) in any chimneys.

## Paint

No cracking, peeling, or chipping paint if you have children under the age of seven and the house or apartment was built before 1978.

- This includes exterior walls, stairs, decks, porches, railings, windows, and doors.

## Cooling

Some windows that open, or some working ventilation or cooling equipment that can provide air circulation during warm months.

## Plumbing

Pipes that are in good condition, with no leaks and no serious rust that causes the water to be discolored.

## Water Heater

A water heater located, equipped, and installed in a safe manner.

## Heat

Enough heating equipment so that the unit can be made comfortably warm during cold months.

- Not acceptable are space heaters (or room heaters) that burn oil or gas and are not vented to a chimney. Space heaters that are vented may be acceptable if they can provide enough heat.

## House Numbers

House numbers must be at least 4 inches high and clearly visible from the street.

## Lawn Care

Maintain basic curb appeal.



# Health and Safety

The Building and Site must have:

## Smoke Detectors

At least one working smoke detector on each level of the unit, including the basement. If any member of your family is hearing-impaired, the smoke detector must have an alarm designed for hearing-impaired persons.

## Fire Exits

The building must provide an alternate means of exit in case of fire (such as fire stairs or exit through windows, with the use of a ladder if windows are above the second floor).

## Elevators

Make sure the elevators are safe and work properly.

## Entrance

An entrance from the outside or from a public hall, so that it is not necessary to go through anyone else's private apartment to get into the unit.

## Neighborhood

No dangerous places, spaces, or things in the neighborhood such as:

- Nearby buildings that are falling down
- Unprotected cliffs or quarries
- Fire hazards
- Evidence of flooding

## Garbage

No large piles of trash and garbage inside or outside the unit, or in common areas such as hallways. There must be a space to store garbage (until pickup) that is covered tightly so that rats and other animals cannot get into it. Trash should be picked up regularly.



## Lights

Lights that work in all common hallways and interior stairs.

## Stairs and Hallways

Interior stairs with railings, and common hallways that are safe and in good condition. Minimal cracking, peeling or chipping in these areas.

## Pollution

No serious air pollution, such as exhaust fumes or sewer gas.

## Rodents and Vermin

No sign of rats or large numbers of mice or vermin (like roaches).

## New Furnace Filter

New furnace filter to be installed prior to new tenant.

## Routine Pest Control

In multi-family units.

**COLUMBUS, OH**

1135 Cleveland Avenue, Columbus Ohio 43201  
[380] 214-7880

**SPRINGFIELD, OH**

1636 N Yellow Springs St., Springfield, OH 45504  
[937] 390-3715

**DAYTON, OH**

31 S Main Street, Suite 033, Dayton, OH 45402  
[937] 519-2040

**MELBOURNE, FL**

C/O The 1900 Building, 1900 S Harbor City Blvd.,  
Melbourne, FL 32901  
[321] 405-1116

**FT MYERS, SW FL**

2801 Estero Blvd, Unit A, Fort Myers Beach, FL 33931  
[239] 306-5353

