

NOMAD HOME STANDARDS

During your partnership with Nomad, your property needs to meet our home standards.

These standards are meant to help you maintain a clean and attractive property that will appeal to the most qualified residents who will treat your property like a home.

Maintaining an inviting home to potential residents is proven to reduce the effort necessary to lease your home, therefore placing a tenant faster to generate you monthly income sooner.

QUESTIONS?

If you are still a potential customer with Nomad, please speak with your Investment Property Advisor about any questions you may have.

If we're currently working together, submit a help request in your portal and our team will be in touch as soon as possible.

Safety

No loose or exposed electrical wiring.

Gas is turned on and there are no gas leaks.

Carbon monoxide and smoke detectors meet local codes per year built and include working batteries.

Both interior and exterior stair railings are secure and free of loose or damaged pieces.

All entry/exit doors and first-floor windows are equipped with a functioning lock.

Pool barrier meets city codes (if applicable).

Security system is functional (if applicable).

Functionality

INTERIOR

All appliances including refrigerator, stove/oven/range, dishwasher, microwave, garbage disposal, and washer/dryer are secure and in working condition.

Refrigerator and washer/dryer are to be provided by owners if hookups are present.

Electricity is on.

The temperature of the property is appropriate for the season.

Interior lights (and light bulbs) are functioning and secure and in good repair. Globe fixtures are present.

All outlets and switches are properly secured and functioning and GFCI's are operational. Cover Plates are present, matching, unbroken, and clean.

All mechanical, electrical, plumbing ductwork, wiring, and piping are properly secured to the ceiling or wall.

Furnace is functioning, properly connected, and switched to the "on" position. A new air filter has been installed. Fireplace is in working condition (if applicable).

Heating and cooling units are functioning safely and effectively.

Exhaust fans are clean, functioning, and properly secured.

Water heater is in working condition with no leaks and meets local codes per year built.

All sinks and faucets are functioning, have no leaks and are properly secured. Both hot and cold water is available and water runs clear. The drain stop is present and adjusted (if applicable).

All showers, baths, and showerheads are functioning. Shower doors are clean and open/close properly. Drains are in working condition, free of leaks or clogs.

Toilet is not leaking and properly secured to the floor. Handle and flush kit are working properly.

Doors are in good condition, open and close properly, and have safely functioning locks. All hinges are present, have pins, and are secured properly. Doorstops are added where needed.

All windows open/close properly and have a functioning lock. No cracked windows; screens are free from significant tears. Window coverings are present on all windows and are functional and in good repair.

Cabinet doors and drawers are aligned and open/close properly. All knobs/handles or other hardware pieces are present and secured.

Functionality

EXTERIOR

Roof has no active leaks.

Exterior decking is properly secured. Deck boards/posts are free from rot. All posts are properly secured with sound footing.

Front and back porches are functional and handrails are secured.

All exterior light globes are present and clean. All exterior lights including floodlights have functioning light bulbs.

Fence is secure, mounted solidly without excessive gaps underneath, and free of missing pickets or leaning sections.

If applicable, security/storm doors are in good condition and fully operational.

If applicable, the pool is clean, water is clear, and filters/vacuum systems are functioning. Plaster is structurally sound and free of cracks. Liners are in good repair. No active leaks at pumps, filters, or equipment.

If applicable, the mailbox door is functional. Post is properly secured.

Doorbell is mounted properly and is functional.

Irrigation system is in working condition (if present).

Cleanliness

Home is free of debris and belongings (including drawers, cabinets, garage, attic). Front, back, and side yards of the property are also free of debris.

Interior paint is in good condition. Paint tone is even, walls are free of stains, dirt, debris, scuffs and odors. Neutral colors throughout the home are preferred, however non-bold colors for accent walls or an individual room may be acceptable.

Carpet is clean and stain and odor-free. Floors are installed properly. Significant wear or damage does not exist.

Baseboards are present, free from significant damage, and clean.

There are no signs of leaks or water damage on the ceilings, walls, baseboards or under sinks.

Countertops are free of major chips, cracks or stains.

Closets are clean.

Exterior of the home is HOA compliant. No evidence of active termite/pest infestation.

Landscaping is neat and tidy - free of dead vegetation, weeds, and debris. Grass is neatly cut (if applicable). Shrubs/trees are trimmed and sculpted 12" away from structures and walkways.

Rent Ready / As Advertised

Appropriate access is available for showings, move-ins, etc (if applicable)

All photos and descriptions of your property (including community amenities, accessibility, etc.) match the current condition of the property.

Owners are required to maintain landscaping and pools (if applicable) and to continue to pay all utility bills during the marketing period.

Owners are required to leave two sets of keys to all doors, two garage remotes, two mailbox keys and pool/clubhouse/storage unit keys at the residence (as applicable).

All furniture to be removed prior to marketing and showing the property, unless agreed to prior agreement.

Closet bars and doors are present and properly in place. Any shelving is secure. If closet doors are not present, the wall paint must match the walls of the room it is in.

