

# Home Renovation Guidelines

We are committed to enabling our partners to provide quality homes that are turn-key. See our comprehensive list below.

**At FlipOS, we build a custom scope of work for each property so you and your team know exactly what needs to be done. All before we go under contract!**



## Good Home® Standard Checklist

### General

- All exterior locksets are to be keyed alike, preferably with *Kwikset Smartkey* lock.
- Property requires corrective **treatment for termites**, to be applied throughout the entire residence, performed by a professional termite & pest control company, with a minimum 1 year warranty.
- Removal of all debris**, construction materials, personal belongings, paint, propane tanks and any other containers required.
- All smoke detectors are to be less than 10 years old.** Required to be installed as dictated by local code.
- All building components operate as intended.

### Doors

- Front door lockbox on site**, code provided to FlipOS.
- Front **door house numbers 4" or taller** near front door easily identifiable.
- All doors are to open and close properly and with ease.
- Weather stripping** is in place and intact at all exterior doors.
- All latch bolts and handsets must hold door firmly and securely shut.
- There must be no rubbing or binding on any door jambs.
- Bottom of all doors must clear flooring without rubbing.
- Doorstops are required** to be installed on all interior doors where doors can cause damage on walls behind door.

### Exterior

- No low hanging wires or branches on property.**
- No tree branches touching structure, hanging over roof, minimum 7' clearance from room required.
- House numbers in place on house and mailbox- 4" or taller on house in contrasting color to house body.
- Exterior, around windows and doors, is to be **free of any gaps** where moisture penetration can/will occur. All gaps, holes and penetrations require sealing/caulking to prevent moisture and pest penetration.
- Landscaping to be reasonably maintained** throughout the duration of project.

### Windows

- All windows must operate easily, lock and seal air and water.** Should a window be past the point of repair, replacement will be required.
- Windows must open easily and stay open (*non-fixed windows*).
- Window locks must be completely intact, work and be easily locked and unlocked.
- All glass seals must be intact.
- No corded blinds** on site.

### Flooring

- All tile flooring is to be intact**, free of cracks and no missing tiles to remain.

## Paint

- Interior walls, doors, trim and ceilings to be painted.** 2 coats of *Sherwin Williams Agreeable Grey* on walls (*eggshell finish*), door and trim paint to be *Sherwin Williams Alabaster in semi-gloss*, 2 coats of ceiling white paint to be applied throughout.
- All ceilings are free of stains, no peeling or discoloration.
- All exterior areas receiving paint shall have **two top coats** providing full coverage, no peeling paint to remain.
- Absolutely **no peeling paint** or holes in interior walls to remain.

## Bedrooms

- Closet doors are to work properly** and do not rub on flooring or jamb.
- Closet shelf with clothes hanging capability is installed and securely fastened.
- If closet contains a light, all **bulbs are protected from breakage.**
- Smoke detector is to be installed in every bedroom or as local code requires.

## Bathrooms

- Caulking must be installed** around tubs, showers and base of toilets.
- Bathroom accessories shall be **securely anchored to the walls** to support pulling.
- Exhaust fans must be vented to the exterior.

## Kitchen

- Manuals & paperwork available** are to be placed in the base cabinet drawer closest to the range.
- Dishwasher is to be secured to either cabinets or counter.
- A **red fire extinguisher** must be mounted under sink.
- Cabinet doors are to open and close easily.
- No loose screws in cabinet hinges or door/drawer hardware.

## Miscellaneous

- Any play structures (*playground, swing set etc.*) is sound, safe and free of pests.
- No trampolines, koi ponds, exterior clothes lines or dog runs permitted.

## Plumbing

- Any new water shut off valves to be quarter turn style, no Flexi drains, no corrugated piping, braided stainless steel water lines only.
- No faucet drips, loose shower heads or leaking valves permitted.

## Electrical

- Switches and receptacles to be secured** properly without any side-to-side movement.
- All switches and outlets to have matching (*white*) covers installed and intact with no cracks and no missing screws. All interior receptacles must have **matching cover plates** throughout the property.
- Any broken electrical switches and outlets require replacement, **all devices are to be intact and operating properly.**
- All lights to have working bulbs, bulbs to match in similar fixtures (recessed cans and vanity lights).
- All lights in home must be intact and fully functioning**, repair or replacement is required for all lights that aren't working as intended.
- No open grounds or broken/open neutrals** to remain.

## Central A/C

- Air filters must be new, one new spare filter for each air handler** to be left on site.
- AC system to work** as intended with appropriate tonnage for building sf, system is required to provide conditioned air to all rooms.

## Heating System

- Air filter location and size to be clearly labeled and easily accessible.** Must be easily replaceable with no need to remove any screws.
- New air filter required in air handlers at time of project close.

Scan with your phone camera to see a scope of work example... or visit: [flipos.com/sow](https://flipos.com/sow)

