

Renovation Checklist



Property address:

Please carefully read the below policy regarding **Home Partners' Standards** before completing the renovation checklist!

Home Partners' Standards for delivering a safe and functional home upon move-in shall be limited to the following ("Included Items"):

- Replace or re-key exterior door locks
- Confirm all windows have locks and repair significantly cracked windows
- Replace or repair missing or damaged window screens
- Evaluate roof condition for leaks and repair accordingly
- Check for foundation cracks and repair as needed
- Confirm all handrails and posts are secure/install handrails on stairways for safety
- Confirm garage door functions properly and provide garage door openers (if applicable)
- Repair any electrical safety issues at breaker panels
- Install functioning light bulbs in all fixtures
- Confirm all kitchen appliances are in working order
- Check sinks, toilets and appliances for visible leaks and repair accordingly
- Confirm HVAC and hot water equipment are in working order
- Confirm well/septic system functions properly (if applicable)
- Confirm sump pump functioning properly (if applicable)
- Check fireplace and flue condition (if applicable)
- Ensure working smoke and CO2 detectors are installed as required by code
- Basic cleaning of interior of home (including carpets, if applicable) except if you are already a tenant residing there

PLEASE NOTE: Home Partners will NOT provide any of the following, unless required by applicable law or specifically agreed to in writing as "Landlord Work" under the Lease:

Painting (indoor or outdoor, including trim and ceilings, unless agreed to by Home Partners)

Replacement of carpeting (unless agreed to by Home Partners)

Replacement of appliances

Installation, replacement or repair of washers and dryers or specialty appliances, such as wine refrigerator, "kegerator", central vacuum systems, intercoms, built-in music/video systems, outdoor grill, ice makers (including as part of a refrigerator)

New hook-ups for appliances

New fences or refurbishment of existing fences, unless required by applicable law

Repair or replacement of hot tubs or pool heaters

Pool accessories including pool cleaning devices (or the repair/replacement of any existing pool equipment)

Installation/replacement of water softeners and water filtration systems (exceptions may apply to homes on wells)

Repair or replacement of irrigation systems, fountains, koi ponds, fish stock or the equipment related thereto

Window blinds/window treatments whether now existing or hereafter installed

Any renovations or cleaning to the home if you are currently the tenant residing in and submitting the property to Home Partners for consideration

RENOVATION REQUESTS!

Prospective Home Partners residents may use this form to request **paint, carpet or appliances**. Any renovations beyond the Included Items listed up above must be specifically requested by the prospective resident(s) and approved by Home Partners before an offer is made to the seller. Home Partners reserves the right to deny any resident request. Home Partners will identify approved renovations in the Lease as "Landlord Work".

If you are currently a tenant residing in the home, Home Partners will not perform any renovations, cleaning or landscape clean-up.

This Renovation Request form below should only be completed by the prospective resident.

Paint

New paint is not provided as standard and must be specifically requested by the resident and approved by Home Partners prior to our sending an offer to the seller. The cost of new paint will be added to the Right to Purchase price. Home Partners will not apply new paint if the existing paint is in good condition. Paint is only applied in neutral beige or grey colors and Home Partners can only accommodate one paint selection.

- None
- Entire interior
- Walls - specify rooms

Carpeting

Home Partners will not replace carpeting that is in reasonably good condition. The cost of new carpet and installation will be added to the Right to Purchase price. Carpet is only installed in a neutral color.

- None
- Full replacement
- New carpet - specify rooms

Kitchen Appliances

Home Partners will not replace appliances that are in working condition.

Oven/Range

- The home currently has a working oven/range. I do not need a new one installed.
- The home does not currently have an oven/range or it is not in working condition. I want Home Partners to install a new oven/range at an approximate cost of \$ 700 added to the Right to Purchase Price.

Refrigerator

- I will bring my own refrigerator. Please do not request the refrigerator from the Seller.
- Please request the refrigerator from the Seller, but if the Seller does not want to leave it, I will provide my own.
- Please request the refrigerator from the Seller. If the Seller does not want to leave it, I want Home Partners to provide a refrigerator. (Home Partners will attempt to match the new refrigerator to the existing appliance color at an approximate cost of \$1,800 added to the Right to Purchase Price. Standard features are: Side by Side, Ice Maker, and Water Filter).
- The home is vacant and does not have a refrigerator. I want Home Partners to provide a refrigerator. (Home Partners will attempt to match the refrigerator to the existing appliance color at an approximate cost of \$1,800 added to the Right to Purchase Price. Standard features are: Side by Side, Ice Maker, and Water Filter).

Washer/Dryer

- I will bring my own washer and dryer. Please do not request these items from the Seller. I am aware Home Partners will not maintain these items.
- The home does not have a washer or dryer. I am aware Home Partners will not provide these items or maintain if I choose to provide my own.
- Please request the washer and dryer from the Seller. I am aware that if the Seller does not leave these items or if the items are not currently in the home, Home Partners will not provide or maintain.

Additional Information to help us process your property submittal!

Desired Move-In Date

* Playsets

- The property does not have a playset.
- The property does have a playset but I do not want it to stay.
- The property does have a playset and I want it to stay. I understand that if the seller takes the playset, Home Partners will not provide a replacement.

* Hot Tub

- The property does not have a hot tub.
- The property does have a hot tub but I do not want it to stay.
- The property does have a hot tub and I want it to stay. I understand that if the seller takes the hot tub, Home Partners will not provide a replacement. If the hot tub conveys with the property, I understand that Home Partners will not service, maintain, repair, or replace the hot tub.

Additional comments:

E-Signature: