



Property Standards

The upkeep and condition of your rental property is of vital importance. Dowda Realty is known for clean, well-kept homes. The better the condition, the more rent we are able to charge, the sooner we have it rented and the value of your investment continues to grow. In brief Dowda Realty Properties could be described as follows:

- The exterior paint and siding is in good condition with no peeling or bare wood showing.
- The grounds are kept in a manner consistent with the neighborhood and are in good repair.
- The interiors are well maintained with clean or freshly painted walls.
- The flooring is not ripped, torn or stained to the point that potential tenants comment on the condition of floors.
- The blinds are clean and in working condition. All of the house systems are in good repair (electrical, plumbing, and heating.)
- The appliances are in good working order.

This brief description is not complete but accurately describes a rental property managed by Dowda Realty.

The following list is designed to give you an idea of how often repairs are needed with average wear and tear:

- **Exterior Paint** - siding every 15 years with Southern or Eastern exposure possibly needing paint before that. Trim often needs painting prior to that depending on exposure, primer and location.
- **Interior Paint** - All depends on the current tenant; normal wear and tear for a family of six may require painting after a year, while a couple may move in and out with the walls looking great. (It is extremely hard to charge a former tenant for painting.)
- **Flooring** - Vinyl: 7 years - Carpet: 7 years - Because of staining it does not last as long as it does in your personal home. The courts generally give flooring a life of seven years.
- **Blinds** - 2 to 4 years, they fade in the sun and are not generally cleanable.
- **Drapes** - As long as they are in style and clean. Must be cleaned between tenants at owners' expense.
- **Cellular Shades** - 2 to 4 years, these are not cleanable and collect dirt and dust.
- **Decks** - Solid color stains will last 2 to 4 years and semi-transparent stains 1 to 3 years depending on traffic and exposure to the sun.
- **Sprinklers** - With proper spring and fall maintenance they will last for years.
- **Drip pans for stove** - In most cases, 3 to 4 tenants depending on cooking habits.
- **Refrigerator, Stove and Dishwasher** - 10 to 20 years, some even longer.
- **Furnace** - 15, 25, or even 35 years, maintained yearly.
- **Water Heater** - 10 to 20 years.
- **Disposal** - 4 to 10 years, they will eventually rust out even if the motor still works.
- **Windows** - If your home has Oldach windows they will probably need to be replaced in the next few years.

Items needing maintenance will be repaired and billed to you (the owner). The cost of not fixing something only escalates with time. The tenant will be billed for any repair they are responsible for. We will do our best to collect these funds but at times you will not see these funds until the tenant moves out and the unpaid balance is taken out of their deposit or through collections.



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