



Updated 7.15.2025

What is Rent-Ready? Picture Ready?

In order to comply with both internal and state and local rental housing requirements, every property must meet the below list in order to be fully advertised and be 'Rent-Ready'. Items with an asterisk are also required to be completed prior to professional photography.

Requirements:

1. Professionally cleaned to 'Hotel Room Clean' *
2. Carpet professionally cleaned and looking fresh*
3. All painted surfaces fresh with no mis-match touch-up areas and repainting must be done corner to corner.*
4. All bedroom windows must have vertical or mini-blinds*
5. All windows in habitable rooms must open and close
6. No personal property or items in the unit. This includes furniture, knickknacks, toiletries, shower curtains, Kleenex boxes, kitchen or bathroom items, soap dispenser, pictures, etc.*
7. No lawn equipment including mowers, tools, etc. *
8. Garage floor swept*
9. No exterior debris*
10. Lawn cut and trimmed*
11. Landscaping fresh and clean*
12. Fireplace(s), if operational, shall be clean of any debris and have a fireplace screen or heat-proof glass doors installed. If non-operational, the fireplace opening on the interior of the home shall be permanently sealed with an aesthetically pleasing material.*
13. Smoke detector that has not exceeded manufacturer's specified lifetime
14. A carbon monoxide detector on each floor if the property has gas-burning appliances or a fireplace
15. All light bulbs working and of the same type within each light*
16. Roof and gutters are free of leaves / debris*
17. Doors open & close smoothly, are unobstructed, and doorstops are installed.
18. Bathroom caulking must be fresh and free of any mildew
19. All mechanical components working as designed. Includes HVAC, plumbing and electrical systems, kitchen appliances, laundry appliances, sump pumps, water softeners, sprinkler systems, swamp coolers, gas fireplaces, water filtration systems, etc.
20. Safety railings are secure
21. Free of pests (rodents, insects, etc.)
22. You have emailed an IRS Form W9 and a copy of your property insurance declaration page listing Tailored Homes Property Management as Additional Insured to Insurance@RentTailored.com.

This list is not meant to cover each make-ready required item, but it does list some of the most important and often overlooked.

City of Rock Hill Rental Safety Standards

Properties which are located within the City of Rock Hill's city limits are required to be registered with the City and inspected ([website](#)). The owner or property manager is required to certify that they have completed a self-inspection meeting all of the following minimum safety requirements ([self-inspection form](#)):

Yes	No	Code	Summary
		Exterior Structure	Maintained in good repair, structurally sound, and sanitary.
		Roofs and drainage	Are the roof, shingles, eaves, fascia, or soffits without damage? Are the gutters and downspouts free of blockages?
		Openable windows	Are the windows in workable condition?
		Doors, deadbolts	Do doors work properly? Do deadbolts have a keyless interior latch?
		Interior	Interior and equipment maintained in good repair, structurally sound, and sanitary.
		Interior surfaces	Are all walls, ceilings, and floors without damage or holes?
		Stairs and walking surfaces	Are all surfaces in good repair and in safe condition?
		Handrails and guards	Are handrails and guards provided where required, firmly fastened, and well maintained?
		Pest Elimination	Shall be kept free from insect and rodent infestation.
		Infestation	Is property free of rodent or insect infestation?
		Light/Ventilation	Habitable spaces require proper light, ventilation, and occupancy.
		Ventilation habitable spaces	Do habitable spaces have at least one window that can be opened to the outdoors?
		Plumbing facilities and fixtures	All occupied premises shall have potable water, adequate facilities, and properly functioning fixtures and equipment.
		Dwelling units	Is there a properly working tub/shower, lavatory, toilet, and kitchen sink?
		Water heating facilities	Is there a properly maintained water heating system which provides adequate hot water at every required sink, tub/shower, and laundry facility?
		Sanitary drainage system	Is the sanitary drainage system properly connected to the sewer system and free of leaks and clogs?
		Mechanical and Electrical	Properly installed and maintained systems.
		Heat supply	Is the heat supply capable of providing heat of at least 68° in all habitable rooms, bathrooms, and toilet rooms? THE USE OF FUEL-BURNING, UNVENTED SPACE HEATERS IS PROHIBITED
		Mechanical appliances	Is all mechanical equipment properly installed and maintained in safe working condition and capable of performing the intended function?
		Electrical equipment	Is electrical equipment, wiring, and appliances properly installed and maintained? Note: Flexible cords cannot be used for permanent wiring or run through doors, windows, cabinets, or concealed with walls, floors, or ceilings.
		Fire Safety	Provide and maintain adequate fire safety facilities and equipment
		Means of egress	Are all areas of egress safely maintained and unobstructed?
		Smoke alarms	Are smoke alarms provided in each area where required, in working order, and not past the manufacturer ten-year expiration date?
		Carbon monoxide	Are carbon monoxide alarms provided in the unit with a fuel burning appliance or an attached garage?