

NRS 118A.350 / .355 / .360 / .380 REQUIRED REPAIRS

A. EXAMPLES OF ESSENTIALS (MUST BE REPAIRED IN 48 HOURS, NO SAT, NO SUN, NO HOLIDAYS)

[LANDLORD MAY BE FINED UP TO ONE (1) MONTH RENT FOR ANY ESSENTIALS VIOLATION]

1. Water (Water Pipes, No Leaks)
2. Electricity (Electrical Wiring and Outlets, Must Work)
3. Gas (Gas Pipes, No Leaks)
4. Structure (Walls, Floors, Ceiling, Roof, Foundation, etc. Must be in Good Condition)
5. Openable Windows (Must Open/Close, No Cracks, Must Lock)
6. Not Openable [Fixed] Windows (No Cracks)
7. Exterior Wood/Metal Doors (Must Open/Close, Locks Needed)
8. Exterior Glass Sliding Doors (Must Open/Close, Locks Needed, No Cracks)
9. Interior Wood/Metal Doors (Must Open/Close, No Locks Needed)

B. EXAMPLES OF HABITABILITY (MUST BE REPAIRED IN 14 DAYS)

[LANDLORD MAY BE FINED UP TO ONE (1) MONTH RENT FOR ANY HABITABILITY VIOLATION]

1. General: Water Heater (Must Work, No Leaks)
2. General: Furnace (Must Work)
3. General: Water Softener Unit (If installed, Must Work <OR> Remove unit before Renting)
4. General: Exterior Light (Must Work)
5. General: Interior Lights (Must Work)
6. General: Interior Ceiling Fan/Light (If installed, Must Work <OR> Replace Ceiling Fan/Light with a Working Light Fixture)
7. General: Exterior Street Address Light (If installed, Must Work)
8. General: Painted/Metal Street Address Numbers (If installed, Must Be Readable)
9. Kitchen: Stove Burners (Must Work)
10. Kitchen: Oven (Must Work)
11. Kitchen: Range Vent (Must Work)
12. Kitchen: Broiler (Must Work)
13. Kitchen: Refrigerator/Freezer (Must Work)
14. Kitchen: Refrigerator Door Water/Ice Dispenser (If installed, Must Work <OR> Replace Refrigerator with a Non-Water/Ice Dispenser Refrigerator)
15. Kitchen: Freezer Ice Maker (If installed, Must Work <OR> Replace Freezer with a Non-Ice Maker Freezer)
16. Kitchen: Dishwasher (If installed, Must Work <OR> Remove unit)
17. Kitchen: Microwave (If installed, Must Work <OR> Remove unit)
18. Kitchen: Sink (Must Work, No Leaks)
19. Kitchen: Faucet/Sprayer (Must Work, No Leaks)
20. Kitchen: Food Disposal Unit (If installed, Must Work <OR> Remove unit)
21. Kitchen: Water Dispenser (If installed, Must Work <OR> Remove unit)
22. Bathroom: Sink (Must Work, No Leaks)
23. Bathroom: Faucet (Must Work, No Leaks)
24. Bathroom: Toilet (Must Work, No Leaks)
25. Bathroom: Tub (Must Work, No Leaks)
26. Bathroom: Shower (Must Work, No Leaks)
27. Bathroom: Vent Fan (Must Work)
28. Garage: Garage Door Opener Units (Must Open/Close with Remotes)
29. Utility Rm: Washer (If installed, Must Work, No Leaks)
30. Utility Rm: Dryer (If installed, Must Work)