



Rental Property Renovation Guide 🏠

Presented by Frank “Joey” Reina III



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🔧 PHASE 1: PEM (Plumbing, Electrical, Mechanical) – Rough / Demo

This is the demo, cleanup, and prep phase.

- 🛠️ **Plumbing Walkthrough:**
 - Count angle valves
 - Drain prep (kitchen, bath, laundry)
 - Inspect interior & exterior shut-off valves
 - Check lines for needed repair/replacement
 - Inspect water heater & confirm code compliance
- ⚡ **Electrical Walkthrough:**
 - Count receptacles, switches, ceiling fans, can lights
 - Prep for install later (mark replacements/updates)
- 🔥 **Mechanical Check:**
 - Inspect HVAC system, ducting, furnace
 - Test garage door functionality
 - Review condition of windows, sliders, and roof

















🎨 Phase 2: Paint and Texture

- 🧱 Remove popcorn ceiling (if needed)
- 🎯 Spray knockdown texture
- 🖌️ Paint everything in proper sequence:
 1. Baseboards: Paint now (before floorers arrive)
 2. Wood (siding, baseboards): Semi-gloss finish
 3. Ceilings & walls: Eggshell or Satin finish



4. Cabinets (if kept): Sand → Prime (Zinsser) → Paint (urethane semi-gloss enamel, white)
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Phase 3: PEM Installation




Begin installing plumbing, electrical, and mechanical components noted in Phase 1. Replace as needed:

-  Toilets,  faucets,  pea traps,  garbage disposal, drains
 -  Water heater (code compliant)
 -  Can lights,  receptacles,  switches,  ceiling fans
 -  Door/cabinet hardware,  vanities,  appliances
 -  Countertops — Sparkling White Quartz with 4–6” backsplash
 -  Glazing (tile/tub/showers): Use semi-gloss pure white
 -  Garage: Epoxy coat floor
 -  Blinds: Replace with 2” faux wood or vinyl (white)
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Phase 4: Flooring & Landscaping

-  Install LVP flooring and attach newly painted baseboards
 -  Begin landscaping work (aim for low-maintenance design)
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Phase 5: Touch-Up, Clean-Up & Rekeying

-  Touch up paint, blemishes, or missed details
 -  Rekey all locks to one master key (two if ADU present)
 -  Deep clean the entire house (DIY or professional)
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Phase 6: Staging, Photography & Advertising


-  Stage (if necessary)
 -  Take high-quality listing photos (DIY or hire a pro)
 -  List on rental platforms: TurboTenant, Zillow, Redfin, etc.
 -  Advertise on Facebook, Instagram, and other socials
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Questions? Want help getting started?

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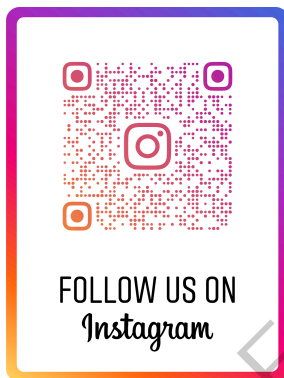
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