

159 Point "Rent Ready" Checklist

Address _____ Date: _____ By: _____

EXTERIOR

- ___ Lawn – sharp, clean, professional
- ___ Fence Rows – No Vietnam Jungles
- ___ Trees – No Jungles
 - ___ No limbs within 8ft of any roof
 - ___ No limbs within 8ft of ground
- ___ Fences, straight, tight, right
- ___ Gutters/Downspouts – clean, tight
- ___ Garage/Shed/Doors/Locks
- ___ ALL Trash/Debris Removed
 - ___ Garage
 - ___ Basement
 - ___ Shed
 - ___ Crawlspace
 - ___ Attic
 - ___ Under Deck/Porch
- ___ Storm Doors/Chain/Closure
- ___ Doors/Windows
 - ___ No Cracked
 - ___ Clean
 - ___ Glazed
 - ___ No Plexiglass
 - ___ Open/Close easily
 - ___ Locks
 - ___ Shutters – Clean, fresh
- ___ House Numbers Horizontal
 - ___ Front in Plain View
 - ___ If Alley, Rear in Plain View
- ___ Driveways – clean, weed free
 - ___ Consider blacktop paint
- ___ Sidewalks – clean, weed free
 - ___ No hazards
- ___ Mailbox
- ___ Light Fixtures – clean, working
- ___ Front- Fresh Mulch, Curb Appeal
- ___ Deck/Porch/Rails - Tight & Secure
- ___ Handrails – Tight & Secure
- ___ Steps – Safe & Secure
- ___ Electric Service - Secure
- ___ Gas Service (no rust)
- ___ Crawlspace Access Secure
- ___ AC unit
 - ___ Fins Cleaned
 - ___ Remove/Hide disconnect
 - ___ Apply GuardMyProperty.com Stickers
 - ___ Red Neck Security System
- ___ Water Faucet works properly
- ___ Yard Sign – clean, fresh, proper
- ___ Locks Changed Ready for New Tenant
 - ___ Front Door vacant cylinder

INTERIOR

- ___ Air Conditioner
 - ___ A-Coil Cleaned
 - ___ Works Properly
 - ___ Drain works properly
- ___ FURNACE
 - ___ Cleaned
 - ___ New Filter with Photo
 - ___ Turn Off Breaker
 - ___ Apply TILE Tracking Device
 - ___ Thermostat, clean, working
- ___ Smells New, Fresh, Clean, NO ODORS
- ___ Ceilings, no cracks, buckles, clean
- ___ Walls, no cracks, raw mud, clean
- ___ Attic – clean
- ___ Woodwork Trim – no cracks, tight
- ___ Closets –shelf, rod, door, clean
- ___ Floors – clean, safe, tight
 - ___ Carpet – clean, no rips or buckles.

Doors

- ___ Doorknobs, clean, secure, no paint
- ___ Proper Hardware, screws
- ___ Work Properly
- ___ Door Casings Proper
- ___ Hinges Proper
- ___ Cover plates
- ___ Strike plates, clean, secure
- ___ Lights – all working with proper bulbs
- ___ Light Fixtures – clean
- ___ Ceiling Fans – clean, working
- ___ Smoke Alarms each floor ALL WORKING
- ___ Clear Tape Runners on Carpet

PLUMBING

- ___ Water – Turn Off Main
- ___ Toilets
 - ___ Clean, works properly
 - ___ Close Lid & Cover w CLEAR TAPE
 - ___ Solid, not wobbly, not leaking
- ___ **TEST ALL Faucets, Hot Water, & Drains** all working properly, no leaks, secure and tight.

KITCHEN

- ___ Sinks clean
- ___ Countertop
- ___ Range Hood clean & working
- ___ Fridge – clean & working
- ___ Range – cleaned & working
- ___ Cabinets
 - ___ Doors
 - ___ Hinges
 - ___ Drawers
 - ___ Under Sink
 - ___ Handles, Hardware
 - ___ Installed properly, level

BATHROOMS #1 #2 #3

- ___ Tub Surround – no cracks, sealed properly.
- ___ Ceramic tile & fixtures, soap dish, toothbrush, toilet paper holders, etc. – matches, no cracks
- ___ Sinks – solid, secure
- ___ Mirror above sink
- ___ Cabinet above toilet
- ___ Towel Bars – secure, proper
- ___ Shower Curtain Rod

ROOMS

- ___ Walls, Ceilings, Floors
- ___ Light Fixtures, Cover Plates
- ___ Doors, Knobs, Closet Rods, Shelf
- ___ Trim – tight no black lines

ELECTRIC

- ___ All Outlets Tested & Working
- ___ Cover Plates, clean look almost new, no busted, cracked, or loose
- ___ 220 Dryer Plug – works, tight
- ___ 220 Range Plug – works, tight
- ___ Electric Panel Box – secured, no open or missing breaker positions



PHOTOS... Imagine These Photos Will Be Used By Your Spouse or Mom To Make A Decision to Rent This Home. NO Surprises. Accent & Highlight the Great Things. Hold Camera as if it were sitting on top of your helmet. Photos will be used for marketing and will become part of the Move In Inspection to document condition. Photo ALL items not right, such as a stain in carpet.

EXTERIOR

- ___ Streetviews 2 with house
- ___ Photo with Yard Sign
- ___ 4 Corners – (property line corners)
- ___ Garage _Front _Rear _Inside
- ___ Shed- _Front _Rear _Inside
- ___ AC Unit – no weeds.
- ___ Fence Rows
- ___ Roof All Sides (no antennas)
- ___ Crawl Space – shows clean & empty
- ___ Neighbor Violations photos - *Call City anything in view that would deter a good tenant.*

INTERIOR PHOTOS

- ___ Bathrooms – **CLOSE TOILET LID FIRST**
 - ___ View From Door
 - ___ View From Tub
- ___ Kitchens
 - ___ 2 Photos from Corner
 - ___ Open Cabinet Doors
 - ___ Under Kitchen Sink
 - ___ Inside Drawers
 - ___ Inside Cabinets
 - ___ Inside Dishwasher
- ___ Hall
- ___ Bedrooms with Closet Doors closed
- ___ Closets – with Doors Opened
- ___ All Rooms
- ___ Fireplace – front and inside
- ___ Basement 4 Corners if unfinished
- ___ Furnace – Clean Filter
- ___ Laundry Area
- ___ Attic (if accessible)
- ___ Anything not in Good Condition
- ___ ALL PHOTOS Uploaded Into **Google Drive** folder labeled as Property Address.



VIDEO – Hold Camera above your head. Move very slowly... turn Clockwise on 360.

- ___ Street View Front and Rear
- ___ Video walking from front of home to the rear showing rear yard and the rear of the home.
- ___ Video Starting Entering Front Door, hold camera high and angle it down, and slowly walk thru the home. Pay Very close special attention to kitchen and bathrooms, the most important thing to most folks.
- ___ Garage, video from front and walking to rear, then walk into the garage. Same for outbuildings.
- ___ Basements, crawls, attic, etc.
- ___ Upload to your DropBox.com account

NOTES: (write more on backside)