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Rent Ready Checklist

Rent Ready Checklist – Your rental property should be rent-ready when it is put on the market. Your tenant’s new home should be clean and attractive on the inside and should have good curb appeal. Chances of leasing a vacant rental unit in a competitive market are greatly increased by taking care of any items that need attention. You’ll also attract quality rent paying rental home shoppers. Here are some guidelines for doing just that:

1. Landscaping, Driveways and Walkways.
Check the rental unit’s appearance from the street. This includes the landscaping, driveways and walkways. Keep them as neat and tidy as possible. Remove all trash left by previous tenants. Shrubs and bushes or trees should be trimmed if necessary.
2. Examine Exterior Paint, Chimney, and Roof.
Check for exterior paint peeling, blistering and discoloration. Is the chimney and cap in good condition? Make sure the roof and siding are in good shape. Check for leaks in the roof by looking at the ceiling on the interior of the home.
3. Check the Garage, Patios, Balconies & Entryways.
The garage should be clean and have adequate shelving. Patios and Balconies need to be clean with secure and safe railings. Check for a clean and attractive entryway.
4. Check Windows and Screens.
Windows should be unbroken, clean and secure – and operating properly. Window locks should work as well. Check the screens for holes and make sure they fit securely. Windows should not be “fogged” or dirty.
5. Check all Walls, Ceilings & Baseboards.
A new paint job or wall covering, if needed will brighten up the unit dramatically and be easier to lease. Check for holes, nails and bad seams. All holes need to be patched and painted.
6. Check all Floor Coverings.
Check for cleanliness and the condition of carpet and floor coverings. Have carpets cleaned professionally with a truck mounted steam cleaning system. Replace carpet or linoleum if it is too severely worn, badly stained, damaged or outdated. Carpet or linoleum with turned up edges are hazardous and need to be repaired before showings or tenant move-ins.
7. Check all Plumbing – Toilets, Faucets and Pipes.
Look for leaky faucets, clogged aerators or toilets that won’t stop running. Make sure the plumbing has the property pressure and the sinks and tubs drain correctly. Check the shut off valves under each sink

and look for signs of leaks. Locate the main shut-off valve for the property. Make sure it's visible.

8. Check Bathrooms

All sinks, tubs, showers, toilets, cabinets and mirrors are to be clean. Countertops should be free of dirt, dust and grease. Tile grout should look fresh and clean. Caulk around countertops and bathroom fixtures should be clean or new. Mold and mildew is not acceptable.

9. Check all Hardware and Locks.

Locks should be re-keyed. Pay attention to all latches, doorknobs and doorstops. Are the sliding doors sliding smoothly and are the locks working?

10. Check all Closets and Storage Areas.

Are the doors and closets in good shape? Check rods, hooks, shelves and lights. The walls and floors should be clean.

11. Check all Kitchen Counters & Cabinets.

They should be clean, updated and in good shape. Check drawer and cabinet knobs and other hardware. All cabinet doors should close and stay closed. Dishwashers should be working properly.

12. Check Smoke Detectors and Carbon Monoxide Detectors.

Are the smoke detectors and carbon monoxide detectors in working order? Test them.

13. Check all Lighting and Electrical Outlets.

Also, check GFI and circuit breakers making sure they are in good working condition. Replace burned out light bulbs and check light switches & outlets.

14. Check the Heating and Air Conditioner.

Check that the heating and Air Conditioner are operating properly. Be sure the thermostat, vents, registers, and filters are in working order. Ceiling area around vents should be clean. Install a new filter.

15. Safe and Secure.

The property should be safe and secure and should have no hazardous conditions.

16. Smell and Odors

The property should smell clean and pleasant. It should not smell of mold or mildew. Smell or odors are the first thing a rental home shopper will notice when entering a property.

17. Operating Condition

Everything should be in working order. If a prospective tenant sees a dishwasher they can assume it is working. They do not have to test it. If you are planning on excluding an item put it in the lease and point it out.