

It doesn't matter you have 1, 20 or 100 rental properties, it should be in market ready condition. use the following checklist to help you achieve "market ready" status.

1. Fresh paint throughout or make sure the walls, ceilings and woodwork are clean and free of nail holes, pin holes, marks, scuffs, stains, cobwebs, etc.
2. Hiring a professional cleaning company assures that all cleaning is done and saves time. They clean and sanitize all the stove, oven, refrigerator, microwave, dishwasher, vinyl & tile floors, windows, shower, tub, light fixtures, sinks, shower doors, toilets, drawers, cabinets, baseboards, mini blinds, etc.
3. Carpet should be professionally steam cleaned. No large and dark stains. No tears or frayed areas (trip hazard).
4. Make sure all smoke detectors have been tested and have fresh batteries.
5. Install Carbon Monoxide Detector(s) on each level of your property.
6. Hire a professional to check and inspect the furnace, water heater and AC.
7. Make sure all appliances are safe & in good working order. If the appliance is in the property, it must be safe and operable.
8. All doors and windows roll, close & **lock** properly. No cracked windows. All main entry doors (front door and back door) must be fitted with one dead bolt lock. All deadbolts must be single sided (keyed only one side). All interior doors must NOT have locking knobs (except bathroom doors).
9. Make sure all plumbing is in good working order. Check for leaky faucets, running toilets, etc.
10. Update the caulking and/or grout in your bathroom(s) and kitchen as needed.
11. Leave the property completely empty, including garage, shed, attic, etc. Please do not leave any gardening tools, ladders, lawn mowers, etc.
12. Check all light fixtures, light switches, electrical outlets etc. Make sure all light bulbs are working.
13. Exterior: irrigation system, fences, gates, roof, gutters, patio covers, etc. should be in good condition. Walkways, hard escape, etc. should be free of trip hazards.