Make-Ready Checklist

From the Chimi Rental playbook (chimirental.com/playbook). This is a starting point that we use for our own rentals, shared as-is and without warranty. It is not legal advice. Adapt it to your state, city and situation, and have a local attorney review anything that affects someone's tenancy or money.

Property: _____ Unit: _____ Date: _____ Checked by: _____

Tick each item, or write what needs fixing.

Systems and safety

- ☐ Smoke detectors tested in every bedroom, hallway and level; batteries replaced; none past expiry date
- ☐ Carbon monoxide detector(s) tested (any home with gas appliances or an attached garage)
- ☐ Oven, every burner, range hood and microwave working
- ☐ Dishwasher run through a cycle; garbage disposal working
- ☐ Refrigerator and freezer cold; ice maker and water line not leaking
- ☐ Water heater: no leaks, no rust at the base, relief valve not dripping, set to a safe temperature
- ☐ Washer and dryer (if included): one load run; dryer vent cleaned all the way to the outside
- ☐ HVAC filter replaced (size: _____); AC and heat each run for 10+ minutes
- ☐ Every faucet run, every toilet flushed; no drips; under-sink cabinets dry and solid
- ☐ Every light, outlet and ceiling fan working; GFCI outlets test and reset
- ☐ Every door lock, deadbolt, window latch, sliding door and gate working
- ☐ Garage door and remotes working

Mold and moisture

- ☐ Laundry room corners and behind machines
- ☐ Bathroom tile, grout and caulk; ceilings above showers
- ☐ Closets on exterior walls
- ☐ Under every sink; around the water heater
- ☐ Ceilings for water stains (roof leaks)

Walls, floors and windows

- ☐ Holes patched; walls touched up or repainted
- ☐ Flooring checked for damage; carpets professionally cleaned
- ☐ Windows cleaned; screens present and intact
- ☐ Blinds present, working and not broken

Kitchen and living areas: cleaning

- ☐ Cabinets and drawers wiped inside and out
- ☐ Counters, backsplash and sink cleaned and disinfected
- ☐ Inside and outside of oven, fridge, freezer, microwave and dishwasher
- ☐ Windowsills, baseboards, ceiling fans, vents and light fixtures dusted

- ☐ Floors swept and mopped or vacuumed
- ☐ Trash removed; bins cleaned

Bedrooms: cleaning

- ☐ Closets empty and wiped
- ☐ Windowsills, fans, vents and baseboards dusted
- ☐ Light switches and door handles disinfected
- ☐ Floors vacuumed, including closets

Bathrooms: cleaning

- ☐ Mirrors and glass cleaned
- ☐ Counters, sinks and faucets cleaned and disinfected
- ☐ Tub, shower and shower doors scrubbed; hard-water stains removed
- ☐ Toilet cleaned inside, outside, around and behind
- ☐ Exhaust fan working and dusted
- ☐ Drawers and cabinets empty and wiped
- ☐ Floors swept and mopped

Outside

- ☐ Yard weeded, trimmed and free of trash
- ☐ Irrigation running; no leaks
- ☐ Trash and recycling bins present
- ☐ House numbers visible from the street
- ☐ Exterior lights working

Keys and locks

- ☐ Locks rekeyed or replaced
- ☐ Key log updated (number of each): Door keys ____ Garage remotes ____ Mailbox ____ Gate/pool ____ Other ____

Documents

- ☐ Dated photos and a walk-through video of every room, appliance and the yard
- ☐ Lead-based paint disclosure and EPA pamphlet ready (homes built before 1978)
- ☐ Any state-required disclosures ready

Notes / work still needed:

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_____