



Residential Property - Preparing for the Rental

- Test all smoke detectors and install new batteries throughout.
- Clearly label and identify the location of the main water shutoff.
- Clearly label and identify the location of the main electrical shutoff.
- Major circuits/breakers should be appropriately labeled.
- Make sure all windows open and close.
- Make sure all windows can be latched.
- All windows that open should have screens in good repair.
- All interior doors should open and close easily.
- All exterior doors should have weather stripping and lock/unlock with ease.
- Confirm that your doorbell is operating properly.
- Confirm the house numbers are easily visible from the street.
- Your rental should include a washer, dryer, and refrigerator. Used pieces are fine but having these items will allow your unit to rent much faster!
- Fix any known roof leaks. A leaking roof is a ticking time bomb.
- Address any electrical or plumbing deficiencies. These repairs are much less expensive when the home is vacant.
- Cutback any low hanging tree branches that contact the roof or structure.
- Take steps to minimize weeds in flower beds. A good dose of Roundup usually does the trick.
- If your basement is prone to moisture - include a dehumidifier on premise.
- Leave touch up paint and label it. Throw out old paints, poisons, or unneeded cleaning materials.
- Purchase a 12-month supply of disposable air filters and leave them in a supply closet.

Thank you very much for your cooperation in these matters. The Grandin Agency has a host of contractors that can help you complete the tasks above if assistance is required.