



## Residential Property “Preparing 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.**