FOR PROPERTY MANAGERS & LANDLORDS

THE RENT-READY CHECKLIST

“Done” should mean this.

BRIDGE & BUILD RENOVATIONS

If your vendor didn’t check it, congratulations: you’re the inspector now. This is the walk a turn should pass before you ever step on site. Mark every line pass or fail. Anything that fails goes back on the vendor's list, in writing, with a date.

PROPERTY ADDRESS _____ DATE _____ VENDOR _____

01 DOORS & LOCKS	PASS	FAIL
Every door closes and latches. No sticking, no ghost-closing.	☐	☐
Doorstops on every door, closets included.	☐	☐
All locks keyed to the front door key, knob and deadbolt.	☐	☐
Exterior weatherstripping intact. Garage door runs, sensors work.	☐	☐

02 SAFETY & DEVICES	PASS	FAIL
Smoke/CO detectors installed and press-tested. Nothing hanging by the wires.	☐	☐
Doorbell pressed and the chime heard. Not tested = not done.	☐	☐
Every light and fan turned on. GFCIs test and reset.	☐	☐
New HVAC filter. Thermostat runs heat and cool.	☐	☐

03 PAINT & WALLS	PASS	FAIL
Touch-ups match color and sheen. Flashlight check every wall.	☐	☐
No brush marks on walls. Patches primed, sanded, no nail pops.	☐	☐
Caulk clean at tubs, sinks, counters and trim.	☐	☐

04 KITCHEN & APPLIANCES	PASS	FAIL
Every appliance installed, plugged in and turned on: oven heats, fridge cools, dishwasher cycles.	☐	☐
Disposal runs. Dryer vent connected.	☐	☐
Inside cabinets, drawers and appliances wiped clean.	☐	☐

05 BATHS & PLUMBING	PASS	FAIL
Run every faucet and shower one full minute, then look underneath.	☐	☐
Toilets flush, refill and don’t rock. Caulk at the base is clean.	☐	☐
Shower heads, escutcheons and towel bars tight.	☐	☐

06 WINDOWS, BLINDS & OUTSIDE	PASS	FAIL
Windows open and lock. Screens on.	☐	☐
Blinds work; cords cut to 8″ from the top.	☐	☐
Exterior lights work. Gates latch. Yard clear.	☐	☐

07 CLEAN & CLEAR	PASS	FAIL
Final clean: registers, baseboards, door trim, blinds.	☐	☐
No trash: inside, garage, attic or yard.	☐	☐
Floors and carpet clean. Trash cans empty.	☐	☐

08 PROOF BEFORE YOU PAY	PASS	FAIL
A photo of every finished scope line.	☐	☐
Pass/fail on every item above, not “looks good.”	☐	☐
Anything still pending, in writing, with a date.	☐	☐

FAILED ITEMS · FIX BY

THE ORDER MOST VENDORS GET WRONG

Walk the house before it’s cleaned and you’ll walk it twice. Every failed walk is another trip, and every vacant day costs you rent ÷ 30. The right order:

1 Crew’s last day
Trash-out happens the same day, before the crew leaves. Appliances go in the same day whenever possible.

2 Cleaning
Always the last trade in the house. Nothing gets installed after the clean.

3 Final walk
One walk, on a clean house. Pass or fail every line.

WALKED BY _____ VENDOR SIGN-OFF _____ RENT-READY DATE _____

MOST VACANT DAYS AREN'T CREW DAYS.
Send us your last 10–20 turns. The free Days-Back Diagnostic shows where your days go and the schedule to get them back.

bridgeandbuildrenovations.com/days-back-diagnostic
Call or text (682) 499-2969