LANDLORD + INVESTOR CHECKLIST

The Rental *Maintenance Checklist*

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BROKERED BY eXp REALTY

Take this with you every time you walk one of your rentals, or a house you are thinking about buying as one. The small things on this list are the ones that turn into big, expensive repairs when nobody looks. I have been a real estate agent and investor for almost 20 years, and I own rentals. This is the list I use.

Property: _____ **Date:** _____ **Tenant-occupied?** ☐ Yes ☐ No

Location + access

- ☐ **One-way street?**
- ☐ **Busy street?** Traffic noise and parking
- ☐ **Legal access** to the property
- ☐ **Is the street plowed** in the winter?
- ☐ **Tree maintenance:** branches over the roof, lines or neighbors
- ☐ **Short-term rental allowed?** Check city zoning and any HOA rules

Bathrooms

- ☐ **Under-sink leaks,** current or past
- ☐ **Around the toilet:** look at the baseboard for leaks
- ☐ **Where the tub meets the surround:** soft or stained drywall
- ☐ **The shower valve.** The most overlooked item on the list.

Kitchen

- ☐ **Under-sink leaks**
- ☐ **Age of the appliances** and which appliances stay
- ☐ **Disposal** works
- ☐ **Flooring + lighting**

Flooring

- ☐ **Hardwood under the carpet?**
- ☐ **Loose carpet** or seams pulling up
- ☐ **Stairs** and stair treads
- ☐ **Multiple flooring types** and the transitions between them

Ceilings

- ☐ **Popcorn ceilings**
- ☐ **Any signs of a roof leak**
- ☐ **Evidence of past repairs**
- ☐ **Tile or grid ceilings** (typically in basements)

Gutters

- ☐ **Present,** attached and not rusted
- ☐ **Downspouts** present and working
- ☐ **Seamless?**
- ☐ **Cleaned out**

Roof

- ☐ **Roof type**
  - ☐ T-lock ☐ 3-tab ☐ Architectural ☐ Tile
- ☐ **How many layers?** _____

Siding

- ☐ Vinyl ☐ Steel ☐ T1-11 ☐ Frame lap ☐ Stucco ☐ Brick
- ☐ **Condition:** holes, gaps, peeling paint

Windows + doors

- ☐ Wood ☐ Vinyl ☐ Aluminum
- ☐ **Screens** and **storm windows**
- ☐ **Cracked panes**
- ☐ **Fire-rated door** where one is required, like house-to-garage
- ☐ **Holes in doors**

Heating + cooling

- ☐ Electric ☐ Gas ☐ Central ☐ Boiler ☐ Forced air
- ☐ Multiple types
- ☐ **Filter changed** and the system serviced

Drainage + foundation

- ☐ **Positive drainage** around the home (water runs away from it)
- ☐ **Negative drainage** (water runs toward it)
- ☐ **Crawl space** or **basement:** water, cracks, smell
- ☐ **Neighbor's grade or slope** pushing water your way

Fence + storage

- ☐ Wood ☐ Chain link ☐ Wire
- ☐ **Gates wide enough** for a riding mower
- ☐ **Storage** for the tenant

Your plan

What needs to be done right away:

What can be scheduled for later:

> This is a general walk-through list, not a home inspection. For anything that worries you, call a licensed inspector or contractor. Thinking about renting out a house or buying one as a rental? Call or text our team.