



# "BULLETPROOF" RENTAL CHECKLIST

Minimize maintenance and turnover costs with these simple fixes

## AVOID WATER ISSUES

- o ½-2" Schd 40 PVC drain lines under all sinks (including trap)
- o Silicone roof coating (Flat Roofs)
- o Camera the sewer line
- o PVC on any exposed standpipes
- o Braided supply lines, replace every 5 years
- o Rubber wax rings on toilets
- o Under sink liner
- o Replace all exposed copper with PEX
- o No outside hose bibs (Frost free at minimum)
- o 2" washer drain lines direct drain- never into the sink
- o Hardwire and plumbed Dehumidifier in basements



## AVOID MAINTENANCE ISSUES

- o LED lights
- o Glass Top electric range
- o Remove all storm doors
- o No icemakers
- o No pop up drain plugs, only rubber detached plugs
- o Bath fans on timer switch
- o Beefed up toilet handles/parts
- o All new electrical devices
- o Rigid dryer ducting wherever possible
- o Keyed Deadbolt and passage knob on all entry doors
- o Chimney Liner (if applicable)
- o Electric Backup Baseboard heater on every floor
- o Solid blocking to support under bathtubs



## REDUCE TURNOVER COSTS

- o Durable paint
- o Stone Countertops
- o Plastic wall guards for doorknob contact and/or hinge door stops
- o Durable waterproof vinyl floor throughout (no carpet!)



**CONTACT US TO SEE HOW OUR EXPERTISE CAN MAKE ALL THE DIFFERENCE**

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