

Bulletproof Rental Checklist

Outside Water

- ☐ Silicone roof coating (Flat Roofs)
- ☐ Oversized gutters and downspouts
- ☐ Yard grading and drainage
- ☐ Sealing and capping windows and doors
- ☐ Sump Pump

Inside Water

- ☐ Camera the sewer line
- ☐ Replumb anything other than PEX, Copper, CPVC, or PVC drains
- ☐ 1 ½-2" Schd 40 PVC drain lines under all sinks (including trap)
- ☐ Braided supply lines, replace every 5 years
- ☐ Rubber wax rings
- ☐ No pop up drain plugs, only rubber detached plugs
- ☐ Beefed up toilet handles/parts
- ☐ Under sink liner
- ☐ 2" washer drain lines direct drain- never into the sink
- ☐ Oversize drain lines
- ☐ Hardwire and plumbed Dehumidifier in basements
- ☐ Moisture Sensors
- ☐ Smart Water Main Shutoff
- ☐ Washing Machine Shutoff
- ☐ Low Flow fixtures
- ☐ Frost Free hose bibs

Maintenance Issues

- ☐ LED lights

- ☐ Replaceable bulbs
- ☐ Glass Top electric range
- ☐ Remove all storm doors
- ☐ 4 inch screws in the latches of all exterior doors
- ☐ No icemakers
- ☐ Bath fans on timer switch
- ☐ All new electrical devices (switches and outlets)
- ☐ No outside hose bibs (Frost free at minimum)
- ☐ Rigid dryer ducting wherever possible
- ☐ Keyed Deadbolt and passage knob on all entry doors- lockbox nearby for lockouts
- ☐ Chimney Liner (if applicable)
- ☐ Electric Backup Baseboard heater on every floor
- ☐ Dummy Security Camera by all exterior doors
- ☐ Simple, no frills, fixtures
- ☐ No built in microwaves
- ☐ Give tenant the washer/dryer- make it their responsibility.

Reducing Turnover Costs

- ☐ Durable waterproof vinyl floor throughout (no carpet!)
- ☐ Durable paint- higher sheen
- ☐ Stone Countertops
- ☐ Plastic circles for doorknob contact and/or hinge door stops
- ☐ Cheap blinds
- ☐ Solid blocking to support under bathtubs