



111 S. Ferry Ave.
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www.RealEstateGladiators.com

Rent-Ready Checklist for Owners

Thank you for your business! The initial pass-off of your property is very important to us. It establishes a baseline and assists in setting the stage for potential renters. We want your home to present as best as possible.

The following items are often overlooked when cleaning and vacating a home:

Kitchen

- Thoroughly clean around, under and inside oven, oven racks, stove top, knobs, hood, and fan.
- Drip pans must be cleaned. Replace if they do not appear new after cleaning.
- Clean all cabinets/drawers inside and out (including knobs and handles), Remove any shelf liners.
- Clean dishwasher filter, door edges, and bottom of dishwasher cavity.
- Replace bulbs in range hood, clean grease filters and range vent filter.
- Clean countertops, sink, faucet, and sink stoppers.
- Leave refrigerator on low (do not turn off). Clean fridge door gasket, door shelves and under bins

Bathrooms

- Clean bathtubs, showers, sinks, faucets, fans, medicine cabinets, mirrors, counters, drawers, woodwork, toilets & toilet base.
- Clean soap dishes and wipe down towel bars & toilet paper holders.
- Glass door (including tracks), if applicable, should be cleaned so all of the soap scum is removed.
- Clean exhaust fan covers and exhaust fan.

Bedrooms, Dining & Living Rooms, Family Rooms, Etc.

- Clean windows, window sills, tracks, and screens. Replace or remove damaged screens. (Screens not required).
- Wipe down closets and shelves.
- Clean doors.

Whole Property

- Remove hooks, nails, anchors, etc. from all walls and ceilings. Fill holes and touch-up paint where needed. Provide any paint recipes and or details for future touch up.
- Have carpets professionally cleaned if not new (rental DIY carpet cleaners do not qualify) - provide copy of invoice
- Clean drapes, curtains, and blinds Ensure all blind vanes are intact, and that they open and close and rotate.
- Clean all floors, molding, and baseboards. Wash tile floors.
- Clean and sweep out fireplace or wood stove, hearth and/or mantle if applicable.
- Pick up and dispose of all miscellaneous waste, debris, garbage, personal items, etc. (e.g. toilet brush, plunger, plug-in air freshener, childproof outlet covers, command strip hangers, etc.).
- Tidy yard to move-in ready condition (where applicable) - mowed, edged and weeded.
- Thoroughly clean the inside and outside of all appliances and replace filters where applicable (including washing machine agitator, doors of washer/dryer, etc.).
- Wipe all walls, ceilings, corners, doors, and doorframes, removing any mildew, grease, stains, cobwebs, etc.
- Clean all wall heaters, vents, and fans (on floor, wall, or ceiling).
- Clean all light fixtures, exhaust fans, light switch and outlet plates, and lint traps from dust, grease, and dirt.
- Replace all missing or burned out light bulbs and clean bulb covers.

- Make sure all smoke and CO2 detectors are not expired and working, replace batteries if needed.

Link for proper placement included here: smoke alarms:

<https://apps.leg.wa.gov/wac/default.aspx?cite=51-51-0314>

- carbon monoxide detectors <https://app.leg.wa.gov/rcw/default.aspx?cite=19.27.530>

Link to the building code for carbon monoxide detector placement:

<https://apps.leg.wa.gov/WAC/default.aspx?cite=51-54A-0915>

- If applicable, sweep the chimney, wood burning stove, or fireplace for safety.
- Make sure fence gates (if any) are operational.
- Remove all personal property (including mower, etc.).
- Please provide two sets of **ALL** keys for Real Estate Gladiators. We will have Do Not Duplicate keys made.
- Functional carbon monoxide and smoke detectors must be installed on each level of the home.
- Make sure caulking around tubs and sinks are in good condition.
- Check all plumbing for leaks and have repaired if necessary.
- Curb appeal is important! Make sure landscaping is clean and tidy.
- Re-paint walls if necessary, and make sure there is touch-up paint available on site for future tenants.
- Check handrails, banisters, and balconies for safety.
- Please provide one remote control for each garage bay, and any other relevant keys (privacy locks, mailboxes, storage sheds, etc.).
- Make sure garbage disposal is operational.
- Check all window and door locks. All windows and exterior doors must be able to lock.
- Make sure furnace is recently serviced and that the filter is new or clean - provide invoice and furnace filter size and location.
- Make sure all electrical switches and outlets work.
- Ensure all light bulbs inside and outside the home are in place and working.
- Pump Septic if applicable and provide copy of invoice
- Ensure roof is clear of debris and gutters are cleaned out.
- If you have a propane tank, top it off and provide invoice
- Sweep garage

Special Notes

- Set heat at 55 degrees. Do not turn heat off. Leave all sink cupboards open to allow maximum airflow.