



How to Get Your Investment Property Ready for The Rental Market

An Easy Guide to Industry Standard Cleaning and Inspections

Every investment property, whether it be a new purchase, mid-term, or tenant move-out, requires a tune-up before it goes on the rental market. With our easy property inspection and cleaning checklists, you'll become well versed in what to look out for when prepping your investment property to compete in a crowded rental market.

Rent Ready Inspections

Conducting a thorough inspection is the first step to getting your rental unit ready for new tenants. During your inspection, you need to determine what features need to be repaired or updated in order for your property to compete in the rental market. Here are nine basic standards you should maintain.

Rental Inspection Standards



1. Paint

A botched paint job can make or break your rental unit. So, it's worthwhile to properly examine the condition of the paint in your property. Make sure it isn't cracked or peeling. If you notice the paint job is sub-par, outdated, or just plain dirty beyond cleaning, then consider a fresh coat of paint to present a modern and visually appealing look to your prospective tenants.



2. Flooring

When inspecting flooring, ensure that there are no rips, tripping hazards or stains, and if you can, avoid excessive carpeting as it can be difficult to clean. We suggest sticking to vinyl and laminate click flooring as they're a crowd favourite. They're also easy to maintain.



3. Lighting

When it comes to lighting, you've got to focus on both natural and artificial sources. Check that all shades and window coverings in your rental unit are intact and there are no missing or burnt-out light bulbs in any room. We also suggest using energy-saving and eco-friendly LED lighting if possible.



4. Blinds

Make sure the blinds are clean and not significantly damaged. If they are, it's time to throw them out and replace them with brand new ones.



5. Windows/Screens

Ensure that there are no cracks in windows or tears in screens in your rental property. This is especially important in bedrooms and second-floor windows as screens can limit objects and little people from falling out.



6. Electrical

Here you'll want to inspect all switches and outlets. Make sure they're not painted over, and all covers are properly installed. You should also ensure that ground fault circuit interrupter (GFCI) outlets are installed within 3ft. of the home's water supplies (kitchen, bathroom, laundry room and exterior outlets.)



7. Doors & Locks

The safety of your rental unit is paramount for your tenants, so inspecting doors and locks is a must. Ensure that all doors close, latch, and lock properly, and install stoppers behind every door to prevent accidental damage to your walls.



8. Bathrooms

Bathrooms are a big selling point for potential tenants. At the least, all toilet bowls should be tight to the floor and not move. Silicone should be installed around the tub, and the vanity should be in good shape. Finally, be sure to install a shower curtain rod.



9. Fire & Safety

To ensure your rental property's safety, there should be smoke and Carbon Monoxide (CO) detectors installed on each level of the home. To be code compliant you must ensure that any room that contains, or is adjacent to a room that contains, a gas-fired/combustion appliance (i.e. furnace, fireplace, etc.) also requires a Carbon Monoxide (CO) detector. You should also ensure that handrails are installed and secure.

Inspecting your rental property can go even further than just checking off a few boxes. But, be sure to always ask yourself "*would I rent this home in its current condition?*" If you answer "no" then don't be surprised if others feel the same way and you may have a more difficult time finding good tenants.

Rent Ready Cleaning Checklist

There's nothing more off-putting than a dirty home. That's why cleaning is the next vital step that needs to be completed before scheduling tenant showings. This process helps you put your best foot forward - presenting a home that is sanitary, inviting, and that potential tenants can picture themselves living in. Below is a comprehensive cleaning checklist that will help your cleaners meet the highest standards.



"Rent Ready" Cleaning Checklist

KITCHEN

- Light fixtures dusted & cleaned
- Ceiling fan cleaned
- Cobwebs removed from corners
- Walls wiped down (top-to-bottom) & scuff marks removed
- Window sills, ledges and blinds dusted
- Window glass & frames cleaned
- Range Hood cleaned inside & out
- Stove top, & Drip Pans cleaned (grease free)
- Oven & bottom drawer cleaned (grease free)
- Fridge, Freezer & Other appliances thoroughly cleaned inside & out
- Microwave cleaned inside and out
- Dishwasher cleaned inside and out
- Light switch & receptacle covers cleaned
- Cupboard Doors wiped down
- Inside Cabinets & Drawers clean and free of debris
- Sinks & Faucet cleaned and chrome shined
- Counter tops cleaned and sanitized
- Door, handle and door frames wiped down
- Fire extinguisher dusted
- Baseboards Clean & Dust free
- Heating Registers or Radiators wiped clean
- Appliances cleaned (behind & underneath)
- Floors swept/vacuumed and mopped

BATHROOMS

- Light fixtures and exhaust fan cleaned/vacuumed
- Cobwebs removed from corners

- Walls wiped down (top-to-bottom) & scuff marks removed
- Tile walls, bathtub and showers cleaned (mildew removed)
- Shower doors/curtain cleaned (or removed)
- Mirrors and chrome fixtures cleaned and shined
- Vanity and sink cleaned
- Toilets thoroughly cleaned and sanitized
- Window sills, ledges and blinds dusted
- Window glass & frames cleaned
- Doors, handle and door frames wiped down
- Wipe down cupboard doors
- Inside cupboards and drawers cleaned
- Light switch & receptacle covers cleaned
- Baseboards Clean & Dust free
- Heating Registers or Radiators wiped clean
- Floors cleaned and sanitized

LIVING AREA & BEDROOMS

- Light fixtures/Ceiling fans cleaned
- Cobwebs removed from corners
- Walls wiped down (top-to-bottom) & scuff marks removed
- Closet Shelves wiped clean
- Window sills, ledges and blinds dusted
- Window glass & frames cleaned
- Door, handle and door frames wiped down
- Light switch & receptacle covers cleaned
- Baseboards Clean & Dust free
- Heating Registers or Radiators wiped clean
- Floors mopped including closets
- Carpets vacuumed including closets (*Report to office if carpets need shampooing*)

BASEMENT AND HALLWAYS

- Light fixtures/Ceiling fans cleaned
- Cobwebs removed
- Walls wiped down (top-to-bottom) & scuff marks removed
- Window sills, ledges and blinds dusted
- Window glass & frames cleaned
- Closet shelves wiped down

- Handrails, chair rail & trim wiped down
- Door, handle and door frames wiped down
- Light switch & receptacle covers cleaned
- Dust Thermostat
- Baseboards Clean & Dust free
- Heating Registers or Radiators wiped clean
- Floors mopped including closets
- Carpets vacuumed including closets (*Report to office if carpets need shampooing*)
- Stairs swept or vacuumed
- Unfinished floors broom swept
- Washer and dryer wiped down
- Lint removed from dryer lint trap
- Clean laundry sink, taps & faucet

GARAGE & COMMON AREAS

- Bag all garbage (*Report to office if removal is required*)
- Cobwebs removed
- Light fixtures & Shelves dusted
- Fire extinguisher dusted
- Floors swept

ENTRANCE & EXTERIOR

- Thoroughly clean exterior, screen & patio doors
- Empty Mailbox of junk mail and clean face & cover
- Clean ground level windows
- Sweep walkway to front door
- Collect debris around perimeter of house

Please list any additional repairs or maintenance issues that you noticed (i.e. dripping taps, burnt out light bulbs, broken blinds, screens, etc.)

NOTES:

Property Address: _____ Date Cleaned: _____ Cleaner's Signature: _____

Why Cornerstone Select?

Our promise

At Cornerstone Select Properties, we are committed to providing top-quality service to investors and tenants alike.

Our team of real estate experts work one-on-one with you to ensure that your investment objectives are met and that your investment property reaches its maximum potential.

Our honest, common sense approach focuses on managing nice properties, in good communities and renting them to great tenants.

Connect with us

We're excited to help with your real estate needs! Whether it's investing, property management, leasing, or renovations - **we handle it all so you can effortlessly reap the benefits of property ownership.**

What's your challenge and how can we help? Visit [CornerstoneSelect.ca](https://www.cornerstoneselect.ca) for more information, or connect with us by phone or email.

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