

## **Are you an “ACCIDENTAL” or “FIRST TIME” LANDLORD?**

Over the years we’ve noticed when a home is rented the first time, many pre-existing conditions arise that could have been addressed more inexpensively before the owner left. The information here is not necessarily comprehensive but is a compilation of maintenance issues we see during the first tenancy. By addressing known problems before you leave you’ll reduce future problems and save money.

### **GROUNDS**

Make sure when you leave that the lawn has been cut, trimmed and blown, all flower beds had weeds removed, any low hanging tree branches trimmed and all shrubbery trimmed.

Hole in lawn should be filled.

All trash and recycle cans should be empty.

All fence gates operate and latch securely.

Storage sheds doors should operate properly.

### **EXTERIOR**

Make sure your gutters are cleaned out. Down spouts should direct water away from the home.

Address any rotted wood or peeling paint.

Repair any leaky water spigots.

Any parts of the house that are loose need to be secured.

Water leaks around door and windows should be addressed.

Make sure doors and windows operate and lock as intended.

All exterior lights should operate as intended.

### **INTERIOR**

Make sure your home is clean and sanitized the way you’d hope to find it when you move back or go to sell the home.

Consider hiring a professional cleaning service.

Have the carpets professionally cleaned. Avoid do it yourself rental machines since they can damage the carpet.

If you have a programmable thermostat that is not a Honeywell model and is extremely difficult to operate, consider replacing it with a standard unit or a Honeywell model.

Tighten all cabinet and vanity door hinges and knobs are tight.

Make sure all bathrooms with a shower or tub have at least 1 bath towel rack.

Tighten all loose ceiling fan blades.

Make sure all light fixtures have a working light bulb, preferably incandescent or LED, not CFL.

Make sure you replace all HVAC filters with news ones and leave one extra for the tenants. They’ll buy their own.

Clean the area underneath all sinks. Don’t leave cleaning supplies within the reach of children.

Make sure all drains flow freely, if not, please correct. Tenants are responsible for any slow drains they create.

### **UTILITIES**

Leave the power on. See “Revert To Owner” for Dominion power. Set cooling to 80 or heating to 60.

Turn off the water once the home is cleaned and prior to your departure.

Discontinue monitored security services once a tenant takes possession. They can arrange their own.

### **APPLIANCES**

Appliances should be clean and in good working order.

If you’re water heater is showing signs of rust around the bottom or already leaking, consider replacing it.

If you haven’t had your heating and cooling serviced, please do so before you leave.

If you’re leaving behind a washing machine, we HIGHLY recommend you install blow proof water supply lines and install a catch basin designed for washing machines underneath it.