

SINCE  2015

ABODEBUCKS

Vacation Rental Management

Preventative Maintenance Inspection

Your guests deserve a 5-star vacation, and ABODEbucks is serious about making sure each vacation home is ready and waiting in tip-top condition! Our team performs quarterly preventative maintenance inspections to ensure each home stays in fantastic shape.

Exterior Inspection Checklist

- All electrical outlets are working
- All light switches and fixtures function properly
- All door handles are tightened
- Deck - no rotten or damaged boards
- Fence - no rotten or damaged boards
- Yard condition - free of trash, weeds, debris, overgrown trees or bushes
- Walkway - no tripping hazards
- Entryways - no rotten or damaged boards
- Doors - paint is in condition and no rot
- Check paint for cracking/bubbles/mold/stains
- Make sure back gate can be opened from alley for lawn care

- Rear entries are clean and free of leaves
- Check gutters for debris
- Check for possible roof damage
- Check roof-to-wall connection/flashings for wrinkles and tearing
- Garage doors are undamaged and open/close properly
- Garage remotes function properly
- Siding / Brick mortar / Foundation is undamaged and in satisfactory shape

Interior Inspection Checklist

- All electrical outlets are working
- All switches, fixtures, and lights function properly
- Windows open and close properly
- Blinds function
- Inspect screens for damage
- Locks work on all windows/doors
- All door handles/ knobs/ cabinet doors are tightened
- No loose shelves or racks
- Closet hanging rod is secure in all bedroom and coat closets
- Fans, switches and remotes are in good condition and working
- Check paint for cracking/bubbles/mold/stains
- Check and tighten all wobbly/loose furniture

HVAC Zone

- Check HVAC for heat and ac function
- Check outside condenser for debris
- Thermostats are functioning
- Change Air Filters (usually 1 per floor)
- Actively empty and clean the dehumidifier's water basket with soap, water, or a gentle chemical cleaner.
- Vacuum the air intake and grills to keep dust from building up and impeding the dehumidifier's airflow.

Kitchen

- Refrigerator / Freezer are functioning properly

- Ice maker is working
- No ice buildup in Freezer
- Check fridge filter
- Appliance bulbs
- Garbage disposal(s) function
- Faucet is tightened and working properly
- Check under all sinks for leaks
- Sinks drain properly
- Hot water temperature
- Caulking around sinks
- Dishwasher is connected and working
- Oven/Range is connected and working
- Pilots are lit
- Microwave is working properly

Bathrooms

- All faucets and shower heads function
- Check under all sinks for leaks
- Toilets flush/fill properly
- Toilet seats aren't loose
- Caulking around showers, tubs, sinks
- Shower curtain/liner is free of mildew or damages
- Sinks drain properly
- Showers drain properly
- Blowers in tub work (if applicable)
- Hot water temperature

Washer/Dryer

- Washing machine is connected and working
- Dryer is connected and working
- Dryer vent is clean

Hot Water Heater

- Works properly and no rust or damages
- No water pooling (more excessive than condensation)
- Temperature is set at 120

Electronics Inspection Checklist

- Check Operto Lock battery charge / proper door latching
- Make sure Operto auto-lock function is disabled
- Check Noiseaware battery charge / Wifi connection
- Test all bulbs and replace any that are burned out
- Wifi / router is connected and working properly
- Check batteries in non-hardwired smoke detectors
- Check batteries in non-hardwired carbon monoxide detectors
- Check batteries in non-hardwired radon detectors
- Set clocks to the appropriate time

