

Home Readiness Walkthrough

A Room-by-Room Checklist for Short-Term Rental Success

How to Use This Guide:

- Walk the home in person, starting at the front door
- Check off items as you complete them
- Note what you have vs. what you need
- Focus on readiness, not perfection

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1. Front Entry & First Impressions

What guests experience in the first 30 seconds matters more than you think.

Entry Setup

- Clear, well-lit entry path
- Easy-to-find front door
- Working doorbell (smart doorbell recommended)
- Smart lock installed and functioning
- Physical key backup stored securely

Essentials

- House number clearly visible from street
- Entry mat (interior + exterior)
- Coat hooks or small entry bench (if space allows)

Safety

- Exterior lighting on timers or dusk-to-dawn
- Camera or doorbell camera (entry only, privacy-compliant)

2. Living Room & Common Areas

Furniture & Layout

- Comfortable seating for max guest count
- Furniture arranged for conversation + TV viewing
- Side tables within reach of seating

Technology

- Smart TV (Roku, Fire TV, or Apple TV preferred)
- TV clearly visible from seating
- Simple remote setup (1 remote if possible)
- Wi-Fi name & password finalized

Comfort Items

- Throw blankets (washable)
- Lamps for ambient lighting (avoid only overhead light)

3. Kitchen (One of the Biggest Review Drivers)

Core Appliances

- Refrigerator clean and odor-free
- Stove/oven fully functional
- Microwave working
- Dishwasher tested

Must-Have Supplies

- Plates, bowls, glasses (wine + water)
- Coffee mugs (at least 1.5x max guests)
- Silverware set
- Pots, pans, baking sheet
- Cutting board, knives
- Can opener, corkscrew

Consumables

- Paper towels
- Dish soap
- Dishwasher pods
- Trash bags
- Basic spices (salt, pepper, oil)

COFFEE BAR (High ROI): A well-designed coffee bar is one of the highest ROI amenities. Guests love it, photograph it, and mention it in reviews.

Coffee Bar Setup

- Keurig-style single-serve coffee maker
- K-Cups variety (medium, dark, decaf)
- Tea assortment (black, green, herbal)
- Shelf-stable liquid creamer
- Sugar packets & substitutes
- Pod organizer or drawer
- Tray to contain all items

4. Dining Area

- Seating for at least the listed guest count
- Extra chairs if space allows
- Placemats or durable table surface
- Adequate lighting above table

5. Bedrooms (Comfort = 5-Star Reviews)

Beds & Linens

- Quality mattress (medium-firm preferred)
- Mattress protector
- At least 2 full sheet sets per bed
- Duvet or comforter (washable)
- Extra blanket available

Pillows

- 2-4 pillows per bed
- Mix of firm + soft if possible
- Pillow protectors

Furniture

- Nightstands on both sides (when possible)
- Lamps or bedside lighting
- Dresser or closet with hangers

Extras Guests Love

- Luggage rack or bench
- Phone charging access near bed
- Window coverings that block light

6. Bathrooms

Essentials

- Toilet paper (starter supply)
- Hand soap
- Body wash / shampoo / conditioner
- Trash can

Towels

- Bath towels (2 per guest)
- Hand towels
- Washcloths
- Dark makeup towels (strongly recommended)

Function Check

- Good water pressure
- Hot water tested
- Drains clear
- Mirrors clean and well-lit

7. Laundry Area (If Accessible to Guests)

- Washer and dryer tested
- Detergent (starter supply)
- Lint trap clean
- Clear instructions if anything is quirky

8. Outdoor Areas (If Applicable)

Furniture & Amenities

- Outdoor seating clean and sturdy
- Grill cleaned (if provided)
- Grill tools available

Safety

- Railings secure
- Pool/spa rules posted (if applicable)
- Dock or waterfront signage (if applicable)

9. Storage & Owner Closets

- Personal items locked away
- Owner tools secured
- Cleaning chemicals not guest-safe stored
- Label clearly: "Owner Closet - No Guest Access"

10. Safety & Compliance (Non-Negotiable)

These items are required for guest safety and may be legally mandated in your area.

- Smoke detectors (working)
- Carbon monoxide detectors (where required)
- Fire extinguisher (kitchen level)
- First aid kit
- Emergency contact info posted

11. Cleaning & Turnover Readiness

- Surfaces easy to wipe
- Fewer decorative dust-catchers
- Clear place for cleaning supplies
- Trash and recycling clearly labeled

Final Walkthrough Test

Pretend you are a guest arriving for the first time:

- Enter with no instructions
- Connect to Wi-Fi
- Turn on TV
- Run a shower
- Open every door
- Sit on every bed

If something feels confusing or inconvenient - it probably is.

Amenity Scoring Guide

Must-Have (Required to Compete)

Fast Wi-Fi, Smart TV, Coffee maker, A/C & heating, Quality mattresses, Clean linens, Adequate towels, Stocked kitchen, Smoke & CO detectors, Smart lock

Nice-to-Have (Boost Reviews)

Dedicated workspace, Washer & dryer, Iron & board, Extra pillows/blankets, Coffee bar upgrades, Welcome basket, Board games/books, Outdoor seating

Premium (Increase Nightly Rate)

Hot tub, Pool, Fire pit, Grill, EV charger, Waterfront access, Dock/boat slip, High-end outdoor furniture, Crib/high chair

Market-Specific Guidance

Florida / Warm-Climate Homes

- Strong A/C performance (critical)
- Ceiling fans
- Blackout curtains
- Smart thermostat with locked ranges
- Screened lanai or covered outdoor space
- Pool or spa (if feasible)
- Pest-resistant storage

Waterfront / Dock Homes

- Clear dock rules & signage
- Dock lighting
- Boat-lift monitoring (if applicable)
- Life rings or basic water safety gear
- Outdoor rinse hose
- Secure storage for water toys

Family-Friendly Homes

- Pack 'n play or crib
- High chair
- Kid-safe dishes
- Outlet covers
- Extra blankets
- Bunk beds or flexible sleeping options

Pet-Friendly Homes

- Dog bowls
- Waste bags
- Pet towel
- Clear pet rules posted
- Easy-clean flooring

Final Thought

A strong short-term rental is built intentionally. Not everything needs to be luxury - but everything should be clear, reliable, and guest-ready. When in doubt, invest first in what removes friction, then in what creates delight.