



Inspection Checklist

STR INSPECTIONS

Property:	_____	Date:	_____
Address:	_____	Inspector:	_____
Owner:	_____	Guest Capacity:	_____

Check **Done** when an item passes, or **N/A** if it doesn't apply to this property (e.g., no pool).

1. Appliances & Mechanical

Done	N/A	
☐	☐	Refrigerator coils and condenser drain (dust buildup, mold)
☐	☐	HVAC filter checked / replaced
☐	☐	Dishwasher seals, gasket, and spray arms (limescale, food debris, mold)
☐	☐	Oven interior cleaned (splatter and grease)
☐	☐	Microwave interior and vents cleaned
☐	☐	Washing machine rubber gasket (mold/mildew) - run a cleaning tab cycle
☐	☐	Dryer vent ducting cleared of lint (fire hazard check)
☐	☐	Coffee maker / kettle descaled if provided
☐	☐	Ceiling fans run smoothly without wobble or noise at every speed
☐	☐	Window AC units - filter and coils cleaned Record filter size/model if unit is a standalone window or portable AC
☐	☐	Sink drains checked for visible clogs or standing water Visual check only -- not a plumbing system performance test
☐	☐	Garbage disposal air-switch / reset button functional
☐	☐	Ice maker producing ice and not leaking

2. Hidden Gunk & Odor Sources

Done	N/A	
☐	☐	Behind / under appliances (crumbs, hair, spills)
☐	☐	Inside trash and recycling bins (sticky residue, leaked food)
☐	☐	Garbage disposal blades and trap (food debris, odor)
☐	☐	Shower drain (hair clogs, slow drainage, smell)
☐	☐	Shower head buildup checked (spray pattern, mineral deposits)
☐	☐	Toilet tank interior (mineral deposits, sediment)
☐	☐	Light fixture globes (dead bugs, dust)
☐	☐	Baseboards and corners (dust, cobwebs, tracked-in dirt)
☐	☐	Closet shelves and rods (dust, forgotten guest items)
☐	☐	Vent covers and ceiling / floor fan blades (dust buildup)
☐	☐	Top of refrigerator (dust and grease buildup)
☐	☐	AC return air grille (dust buildup restricting airflow)
☐	☐	Upholstery and carpet condition noted (stains, wear, odor)
☐	☐	Blacklight test on mattresses, upholstery, carpet, and bathroom floors (hidden stains not visible under normal light)
☐	☐	Plumbing under sinks (slow leaks, rust, corrosion)

3. Safety & Compliance

Done	N/A	
☐	☐	Smoke detectors present, tested, and battery dated
☐	☐	CO detectors present, tested, and battery dated
☐	☐	Fire extinguisher accessible, charged, and in date
☐	☐	First aid kit stocked
☐	☐	Mattress protectors and pillow covers checked / replaced
☐	☐	Furniture stability checked (wobbly chairs, tables, loose legs tightened)
☐	☐	Pool/spa gate self-closes and self-latches (if equipped)
☐	☐	Emergency contact info and property address posted Guests calling 911 in an unfamiliar city often don't know the address to give
☐	☐	Interior and exterior door locks and deadbolts function smoothly, latch fully

4. Supply Management

Done	N/A	
☐	☐	Cleaning supplies restocked, expired products removed
☐	☐	Pantry staples (salt, sugar, oil) present and not expired
☐	☐	Spices checked - replaced if stale
☐	☐	Expired OTC medications removed
☐	☐	Guest book / manual current and accurate (contact info correct)
☐	☐	Extra HVAC filters left on-site for future changeouts
☐	☐	Laundry detergent and dryer sheets stocked
☐	☐	Complimentary coffee, tea, or snacks match what the listing specifically advertises

5. Customer Experience Audit - Capacity Match

Done	N/A	
☐	☐	Dishes / glassware / utensils match advertised guest count
☐	☐	Utensils and knives checked for rust and sharpness
☐	☐	Seating available for all advertised guests
☐	☐	Towels and linens sufficient for advertised occupancy + buffer
☐	☐	Hangers present in every closet
☐	☐	Parking spaces free of vegetation intrusion or obstruction
☐	☐	Fridge / freezer water and ice filter checked, changed if due
☐	☐	High chair or pack-n-play present if advertised
☐	☐	EV charger present and functional if advertised
☐	☐	Extra blankets and pillows present, count reasonable for advertised occupancy

6. Customer Experience Audit - Comfort vs. Listing Claims

Done	N/A	
☐	☐	"Luxury linens" claim verified Check quality, not just presence
☐	☐	"Fully stocked kitchen" claim verified Actual cooking staples present, not empty cabinets
☐	☐	Each bathroom stocked Soap, shampoo, toilet brush, trash can present
☐	☐	Streaming services claim verified Logged in and working, not just advertised
☐	☐	HVAC registers, returns, and filter checked for dust and cleanliness Cleanliness only -- not a heating/cooling system performance test
☐	☐	Advertised amenities present and functional Cross-reference every listing claim
☐	☐	Blackout curtains/blinds close fully No broken slats or gaps letting in light

7. Customer Experience Audit - Guest Flow

Done	N/A	
☐	☐	Check-in instructions visible and accessible (not just in app)
☐	☐	WiFi network name and password visible to guests
☐	☐	Thermostat labeled / instructions intuitive for guests
☐	☐	Light switches clearly labeled (e.g., which one is the bath fan)
☐	☐	Appliance quirks documented (e.g., dryer needs 2 cycles, tight shower knob)
☐	☐	Garage code or gate code included in check-in instructions
☐	☐	Trash pickup day and instructions included in guest manual (for multi-night stays)
☐	☐	House rules and quiet hours signage visible to guests, matching what the listing states

8. Technology Audit - Internet & Connectivity

Done	N/A	
☐	☐	Speed tested at the cable modem (wired, direct connection) Record Mbps down / up - this is the true ceiling speed from the ISP
☐	☐	Speed tested at the router (wired, from a LAN port) Record Mbps down / up - flags a router bottleneck if lower than modem speed
☐	☐	Speed tested over WiFi in every room / zone Record Mbps down / up per location - flags weak signal or dead zones
☐	☐	Coverage dead zones identified and documented
☐	☐	Guest network separate from owner's personal network
☐	☐	Router accessible and rebooted if needed
☐	☐	Router broadcasting dual-band or has a 5GHz SSID Single-band 2.4GHz-only routers are slower and more congested; flag if no 5GHz network is available

9. Technology Audit - Smart Devices

Done	N/A	
☐	☐	Smart TV firmware / software up to date
☐	☐	Streaming apps installed and logged into correct account
☐	☐	TV remote batteries fresh and responsive
☐	☐	Smart thermostat firmware current, guest-accessible settings correct
☐	☐	Smart lock battery level checked, app connection verified
☐	☐	Doorbell / camera not pointed at neighbors; guests aware of recording
☐	☐	Smart speakers (Alexa, Google Home) working, privacy settings appropriate
☐	☐	Video doorbell battery/charge level and app connectivity verified

10. Listing Accuracy Review

Done	N/A	
☐	☐	Current property photos compared against live listing photos Flag any room, furniture, or decor that no longer matches
☐	☐	Amenity list on the listing still matches what's on-site
☐	☐	Guest capacity / bed count on the listing still matches actual setup
☐	☐	Listing description reviewed for outdated or inaccurate claims e.g., amenities that were removed, features that changed
☐	☐	Any renovations or changes noted that aren't reflected in the listing

11. Pool & Spa

Done	N/A	
☐	☐	Pool/spa area visibly free of debris
☐	☐	Pool/spa furniture and toys present and match what the listing advertises
☐	☐	Skimmer baskets and drain covers visibly clear of debris
☐	☐	Pool/spa amenities and equipment named in the listing (heated, spa jets, pump, water feature, etc.) confirmed present We are not licensed pool technicians and do not inspect, test, or verify equipment operation or water chemistry

12. Exterior & Curb Appeal

Done	N/A	
☐	☐	Landscaping appearance maintained (not overgrown, no dead plants visible)
☐	☐	Exterior lighting and address numbers visible for guest arrival
☐	☐	Trash and recycling bins stored out of sight
☐	☐	Driveway free of stains and debris
☐	☐	BBQ grill checked, if equipped Grease trap/tray level, igniter function
☐	☐	Propane tank level checked, if equipped Weighed with a scale for an exact reading, not just a visual guess

Remediation Notes / Follow-up Quote: