

Extremely Comprehensive Airbnb Maintenance Checklist



General Interior

- Check and replace burnt out lightbulbs
- Inspect and lubricate door hinges
- Check for drafts, re-caulk windows/doors if needed
- Verify ceiling fans and fixtures are working
- Test blinds/curtain rods to ensure secure
- Verify doors and windows operate properly
- Check floors for lifted or damaged boards/tiles
- Verify railings and banisters are securely attached
- Ensure outlets, switches, plates are secure
- Check electrical wiring is properly contained
- Inspect and maintain electrical systems
- Test Wi-Fi/streaming services
- Ensure keys and garage remotes available
- Check and maintain condition of furniture
- Inspect and maintain flooring
- Check for scratches on the walls

Bathrooms

- Inspect plumbing under sinks for leaks
- Check toilets for cracks, replace flappers
- Ensure showerheads have good pressure
- Check exhaust fans are operating properly
- Inspect vanity for damage
- Verify cabinets/drawers function properly
- Check under sink for leaks or damage
- Ensure drains are draining properly
- Check grout and caulk, reapply if needed
- Patch up and refresh paint as needed
- Clean grout, freshen caulk and sealants
- Check for leaks and maintain fixtures
- Ensure fixtures, mirrors, drains clean

- Wash windows and door screens
- Deep clean carpets, wax floors, clean grout
- Replace washers in faucets as needed
- Unclog drains if necessary
- Ensure fixtures like towel rails are secure

Kitchen

- Verify appliances hooked up properly
- Ensure dishwasher door springs back
- Check cabinets/drawers for damage
- Inspect under sink for leaks or damage
- Check for gas leaks around stove/oven
- Ensure cooktop/stovetop works on all burners
- Verify oven door hinges/springs work
- Check fridge/freezer gaskets for tight seal
- Ensure microwave turntable rotates smoothly
- Inspect and maintain appliances
- Inspect and maintain plumbing fixtures

Bedrooms

- Check mattresses for sagging
- Inspect bed frames for damage
- Verify doors/windows operate smoothly
- Check closet systems are functioning
- Ensure overhead lighting works
- Inspect baseboards and trim for damage
- Check outlets are functioning

Outdoor

- Check outdoor stairs/decks for hazards
- Inspect railings to ensure secure
- Check windows/doors for damaged screens/seals
- Ensure gutters are clear of debris
- Inspect siding for damaged panels
- Look for damaged roof shingles or flashing
- Check exterior lights are functioning
- Inspect driveway/walkways for cracks
- Check faucets/spigots for leaks
- Power wash exterior walls as needed
- Fill holes/cracks in concrete
- Clean/replace exterior light fixtures
- Ensure door, window, locks are secure
- Check motion sensors, batteries
- Verify fire extinguisher functionality
- Ensure garage door operates correctly

- Apply lubricant to squeaky hinges
- Check/repair damage to outdoor furniture, appliances
- Check/repair damage to landscaping, irrigation
- Install outdoor lighting for security
- Conduct inspections of exterior areas

Seasonal

- Service HVAC before summer/winter
- Check chimney flues before using fireplace
- Drain/winterize irrigation before freeze
- Check gutters before rain seasons
- Have fireplace/wood stove inspected

Emergency Preparedness

- Test smoke/CO detectors, replace batteries
- Ensure fire extinguishers not expired
- Check first aid kits fully stocked
- Verify exit signs illuminated, doors operational
- Ensure evacuation routes unobstructed

Additional Maintenance

- Check air conditioner and remote are working
- Check and repair sound system and equipment
- Conduct inspections of landscaping and plants
- Check drains not clogged and unclog if necessary
- Provide welcome package with local info and maps
- Service heating and cooling systems regularly
- Schedule pest control service as needed
- Flush water heater and remove sediment
- Replace filters in HVAC ducts and systems
- Prevent mold by inspecting for leaks and damage
- Ensure outlet plates are properly secured
- Install smart home tech like smart thermostat
- Conduct regular safety inspections
- Inspect and clean chimney or hire sweep
- Inspect roof and clean gutters annually
- Check and maintain walls and ceilings
- Stock basic equipment like TV, AC, heater
- Stock kitchen essentials
- Provide bedrooms with extra pillows, hangers
- Check and repair damage to linens, bedding
- Check and repair damage to electronics, appliances
- Check and repair damage to window treatments
- Provide printed house manual
- Prepare welcome kit with coffee, snacks

- Provide clear check-in instructions

Categorised by frequency.

Check on Each Turnover

- Ensure fixtures, mirrors, drains clean
- Wash windows and door screens
- Strip linens, sanitize mattresses, check for pests
- Sweep debris from yard, walkways, porch
- Check outdoor furniture, lights, locks, landscaping
- Clean appliances thoroughly
- Replace any food/beverage items
- Verify all lights, fans, blinds, doors work
- Check for any damage after each stay
- Check air conditioner and remote
- Check and unclog drains
- Check and repair damage to linens, appliances
- Stock basic equipment
- Stock kitchen essentials
- Provide printed house manual
- Prepare welcome kit with coffee, snacks
- Provide clear check-in instructions
- Provide bedrooms with extra pillows, hangers

Monthly and Quarterly Maintenance

- Check fire and CO detectors
- Inspect major systems
- Deep clean bathroom grout and exhaust fans
- Wax floors, inspect walls/ceilings
- Test garage door, outdoor railings
- Clean outdoor furniture and grill
- Check heating and cooling system filters

Annual and Seasonal Upkeep

- Have chimney, fireplace, heating and cooling system serviced/inspected
- Inspect roof, foundation, outdoor walkways yearly
- Winterize/drain irrigation system
- Clean gutters in fall
- Prune trees/shrubs in winter
- Plant flowers in spring

Other

- Check and repair sound system
- Inspect landscaping and plants
- Service heating and cooling systems
- Schedule pest control
- Flush water heater and remove sediment
- Replace or clean heating and cooling system filters
- Prevent mold by inspecting for leaks
- Ensure outlet plates are secure
- Install smart home technology
- Conduct regular safety inspections
- Inspect and clean chimney
- Inspect roof and clean gutters
- Check and maintain walls and ceilings
- Check and repair window treatments

We offer comprehensive maintenance services for your Airbnb property, ensuring a positive guest experience and protecting your investment. Our team will proactively address hazards, conduct regular inspections, and quickly resolve any issues. Entrust us with managing your property so you can focus on other aspects of your life while knowing that your guests are taken care of. Maximize your Airbnb's potential and provide a seamless experience by using our [Airbnb management](#) service.



<https://www.megastyleapartments.com.au/services/airbnb-management-melbourne/>