THE BACKYARD GAZEBO

The Vacation Rental Turnover & Outdoor-Space Checklist



Printable checklists for short-term rental hosts and homeowners: faster turnovers, guest-ready yards, safer stays and fewer surprise repairs.

Inside

1. Turnover & cleaning checklist
2. Guest-ready backyard checklist
3. Safety, smart-lock & camera-privacy checks
4. Seasonal maintenance calendar
5. Host gear shortlist

How to use it: print one copy per turnover, or save it to your phone and share it with your cleaner. Tick each box as you go and note anything that needs a repair.

thebackyardgazebo.com · Free resource

1. Turnover & Cleaning Checklist

Work top to bottom, dry to wet, back of the house to the front door.

Arrival & reset

- [ ] Photograph each room on entry (damage record)
- [ ] Open windows, run HVAC fan
- [ ] Strip all beds, start first laundry load
- [ ] Collect trash and recycling from every room
- [ ] Check fridge & freezer; toss guest leftovers
- [ ] Note anything missing or broken

Kitchen

- [ ] Run and empty dishwasher
- [ ] Wipe counters, cabinet fronts, handles
- [ ] Clean microwave, stovetop, oven interior spot-check
- [ ] Descale/refill coffee maker; restock pods/filters
- [ ] Restock dish soap, sponge, paper towels, trash bags
- [ ] Mop floor last

Bathrooms

- [ ] Scrub toilet, tub/shower, sink, mirror
- [ ] Check drains for hair; clear slow drains
- [ ] Fresh towels folded the same way every time
- [ ] Restock toilet paper (2 spare per bath), soap, shampoo
- [ ] Empty and reline bins

Bedrooms & living

- [ ] Fresh linens; check mattress protector for stains
- [ ] Look under beds and in drawers for left items
- [ ] Dust surfaces, lamps, ceiling fan blades
- [ ] Test TV remote batteries; sign streaming apps out of guest accounts
- [ ] Vacuum, including under cushions
- [ ] Reset furniture to listing photos

Final walk-through

- [ ] Thermostat set to arrival setting
- [ ] All lights work; replace dead bulbs
- [ ] Welcome note / Wi-Fi card in place
- [ ] New door code set for next guest
- [ ] Photo of every room for your records

2. Guest-Ready Backyard Checklist

Outdoor space shows up in listing photos and reviews. Keep it photo-ready every stay.

Patio & seating

- [ ] Sweep patio, deck and steps
- [ ] Wipe chairs and table; shake out or swap cushions
- [ ] Store cushions inside if rain is forecast
- [ ] Umbrella opens, closes and is secured
- [ ] Check for wasp nests under furniture and eaves

Grill & outdoor kitchen

- [ ] Scrape grates, empty grease tray
- [ ] Propane level checked (keep a full spare)
- [ ] Tools, brush and lighter stocked
- [ ] Fire extinguisher within reach, gauge in green
- [ ] Grill rules posted (no unattended use)

Fire pit

- [ ] Ash removed and cooled
- [ ] Spark screen and poker present
- [ ] Seating at a safe distance
- [ ] Quiet hours and fire rules posted
- [ ] Check local burn bans before each stay

Hot tub / pool (if any)

- [ ] Chemistry tested and logged
- [ ] Cover locks fastened; gate self-latches
- [ ] Safety and age rules posted
- [ ] Filter cleaned on schedule
- [ ] Towels and non-glass cups provided

Lighting & finishing touches

- [ ] String lights and path lights work (timer set)
- [ ] Lawn mowed, beds weeded, debris cleared
- [ ] Hose coiled, toys and tools stored
- [ ] Outdoor trash bins emptied, lids closed
- [ ] Bug spray / citronella stocked in season

3. Safety, Smart-Lock & Camera-Privacy Checks

Most of these take seconds and protect your guests, your reviews and your listing.

Life safety

- [ ] Smoke alarm test in every bedroom and hallway
- [ ] Carbon monoxide alarm near sleeping areas (if gas or attached garage)
- [ ] Fire extinguisher in kitchen, inspected
- [ ] First-aid kit stocked
- [ ] Emergency info sheet: address, nearest hospital, shutoffs
- [ ] Clear exit paths; no blocked windows

Smart lock

- [ ] New unique code for each stay (never reuse)
- [ ] Previous guest code deleted
- [ ] Batteries above 50%; spare set on site
- [ ] Physical backup key or lockbox works
- [ ] Auto-lock and door sensor tested

Camera & device privacy

- [ ] Cameras only outdoors, covering entries/driveway, never bedrooms, bathrooms or sleeping areas
- [ ] No cameras pointed into windows or at neighbors' yards
- [ ] Every camera and noise monitor disclosed in the listing
- [ ] Noise monitors measure decibels only, no audio recording
- [ ] Indoor devices with microphones disclosed or removed

Network & accounts

- [ ] Guest Wi-Fi separate from your device network
- [ ] Change guest Wi-Fi password periodically
- [ ] Sign guests out of streaming apps
- [ ] Smart speakers reset or disclosed

Platform and local rules on cameras and recording vary. Always check your listing platform's current policy and local law before installing any device.

4. Seasonal Maintenance Calendar

Small recurring jobs prevent the big bills and bad reviews.

Spring

- [ ] Service AC; replace HVAC filter
- [ ] Pressure-wash patio, deck and siding
- [ ] Inspect deck boards, rails and stairs
- [ ] Restain or seal wood if water soaks in
- [ ] Check screens, gutters and downspouts
- [ ] Pest inspection / treatment

Summer

- [ ] HVAC filter every 1–3 months in heavy use
- [ ] Hot tub / pool service schedule
- [ ] Shade check: umbrellas, sails, pergola cover
- [ ] Irrigation and sprinkler heads
- [ ] Storm prep kit (if in a hurricane area)

Fall

- [ ] Clean gutters after leaves drop
- [ ] Furnace / heat service
- [ ] Test smoke and CO alarms; replace batteries
- [ ] Winterize hose bibs and irrigation (cold climates)
- [ ] Store or cover outdoor cushions and furniture

Winter

- [ ] Snow/ice plan and supplies (cold climates)
- [ ] Check for roof leaks and soft wood (soffits, porch)
- [ ] Deep clean: carpets, upholstery, mattresses
- [ ] Update listing photos and house manual
- [ ] Plan next year's outdoor upgrade

Every month

- [ ] Test GFCI outlets (kitchen, bath, outdoor)
- [ ] Walk the exterior for wood rot, loose railings, trip hazards
- [ ] Check smart-lock battery levels remotely
- [ ] Review guest messages for repeat complaints

5. Host Gear Shortlist

Our research roundups, based on manufacturer specs and published reviews. Tap a title to read the guide.

- [ ] **Smart locks**
  Unique codes per stay, remote access, auto-lock.
- [ ] **Outdoor security cameras**
  Entry and driveway coverage, disclosed and privacy-safe.
- [ ] **Noise & occupancy monitors**
  Decibel-only alerts that catch parties early.
- [ ] **TVs & streaming for guests**
  Simple guest-friendly setups that sign out cleanly.
- [ ] **Keyless check-in guide**
  A smooth self check-in, step by step.
- [ ] **Outdoor amenities that raise rates**
  Fire pits, hot tubs, lighting and seating that guests book for.
- [ ] **String light ideas**
  The cheapest big upgrade in listing photos.
- [ ] **Gazebo & pergola ideas on a budget**
  Shade and a focal point for the yard.

> **Restock list:** AA/AAA batteries · spare smart-lock batteries · light bulbs · HVAC filters · propane · toilet paper · trash bags · coffee · dish & laundry pods.

*Some links on our site are affiliate links. As an Amazon Associate we earn from qualifying purchases. More ideas and new posts every week at **thebackyardgazebo.com**.*