

FIX-IT FRIDAYS

Los Osos · (805) 295-1779 · www.fixitfridays805.com

Turnover walkthrough

Between guests · 10–15 minutes · catch it before the next review

Doors, locks, first look

- ☐ Entry lock and deadbolt work from both sides
- ☐ Lockbox / smart lock code still works
- ☐ Door closes square — no scrape, no rattle
- ☐ Lights on at entry and hallway

Kitchen

- ☐ Faucet: no drip, sprayer works, no wobble
- ☐ Garbage disposal hums; no leak under the sink
- ☐ Fridge/freezer cold; door seals shut
- ☐ Drawer slides and cabinet pulls tight
- ☐ No water on the floor or under the sink

Bath

- ☐ Toilet flushes and refills; seat tight
- ☐ Shower / tub faucet: no drip, drain flows
- ☐ Towel bars, hook, and toilet-paper holder solid
- ☐ Exhaust fan runs; no loose cover
- ☐ Caulk not failed at tub or sink (note if black or peeling)

Bedroom & living

- ☐ Bed frame tight — no wobble, slats in place
- ☐ Nightstands and dresser drawers work
- ☐ TV on the wall is still tight (do not yank it)
- ☐ Blinds / curtain rods level and attached
- ☐ No new holes, chips, or scuffs on walls

Windows, heat, outside

- ☐ Windows open, lock, and latch
- ☐ HVAC / wall heater runs; thermostat responds
- ☐ Smoke / CO detectors have batteries and aren't chirping
- ☐ Hose bib, gate latch, outdoor furniture still standing
- ☐ No trip hazard on stairs or deck boards

If anything fails: photo + unit name + next check-in date → text (805) 295-1779

Text Rick these

The repairs that usually show up between guests

Usually same visit

- ☐ IKEA / boxed furniture still in parts

☐ Wobbly bed or loose headboard

☐ Dripping faucet or running toilet

☐ Loose towel bar, hook, or closet rod

☐ Door that won't latch or scrape on the floor

☐ Small drywall hole or doorknob dent

☐ Blind or curtain rod pulled down

☐ Cabinet pull or drawer off the track

Say so up front — may not be me

- ☐ No power / breaker keeps tripping

☐ Main sewer backup

☐ Roof leak or active flooding

☐ Gas smell

☐ Broken window glass (safety first)

☐ Appliance dead and under warranty

☐ Full recaulk / tile rebuild

☐ Anything that needs a specialty license

Unit log (one line per stay)

Date	Unit	What failed	Texted?	Fixed?	Next check-in