

Short-Term Rental Safety Checklist

Read the safety handbook first. Use this checklist regularly to review safety systems, infrastructure, and operational practices that protect guests and reduce liability.

Property Name: _____

Date: _____

Name: _____

Life-Safety Systems

- ☐ Smoke detectors installed in all bedrooms and hallways
 - ☐ Smoke detectors tested monthly
 - ☐ Smoke detectors less than 10 years old
 - ☐ Carbon monoxide detectors installed on every floor
 - ☐ Carbon monoxide detectors located near sleeping areas
 - ☐ Fire extinguisher installed on every floor
 - ☐ Fire extinguisher mounted visibly/signed (not hidden in cabinets)
 - ☐ Fire extinguisher located within 30 feet of kitchen or grill
 - ☐ Guests can easily find the property address and emergency instructions
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Emergency Communication

- ☐ Reliable cell service available at the property
 - ☐ Landline installed if cell service is unreliable
 - ☐ Emergency contact instructions provided to guests
 - ☐ Emergency vehicles can reach the home without obstruction
 - ☐ House number easily visible to guests and emergency personnel
 - ☐ Driveway and access path clear of trees, bushes, or obstacles
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Emergency Exits and Egress

- ☐ Every bedroom has two exit points (door and window)
- ☐ Egress windows open fully and easily
- ☐ Window exits are not blocked by furniture
- ☐ Window exits are not blocked by window-mounted AC units, TVs, etc.
- ☐ Clear exit pathways from bedrooms to outside

Water Safety (Pools, Spas, Waterfront)

- ☐ Pool area secured with fencing or barriers
- ☐ Pool alarms installed on doors or gates
- ☐ “Swim at Your Own Risk” signage posted
- ☐ Rescue pole or life ring available
- ☐ Pool depth markers visible
- ☐ Hot tubs professionally serviced and maintained
- ☐ Hot tub chemical levels monitored regularly
- ☐ Pool gates self-closing and self-latching
- ☐ Water watcher information provided

High-Risk Amenities

- ☐ Outdoor grills placed at least 3 feet from structures and combustible materials
 - ☐ Propane patio heaters used only in fully open outdoor areas
 - ☐ Fire pits or grills have automatic shut-off timers when possible
 - ☐ Safety instructions provided for grills, fire pits, and heaters
 - ☐ Clear usage instructions provided for hot tubs, saunas, or other amenities
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Structural Safety and Fall Prevention

- ☐ Deck inspected for structural integrity
 - ☐ Deck connections secured with bolts (not nails)
 - ☐ Guardrails installed on elevated surfaces above 30 inches
 - ☐ Staircases with four or more risers have graspable handrails
 - ☐ Outdoor walkways free of trip hazards
 - ☐ Driveways and paths free of uneven surfaces
 - ☐ Dusk-to-dawn or motion lighting installed for nighttime access
 - ☐ Indoor and outdoor furniture is in good repair – inspect for broken or wobbly parts
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Child Safety

- ☐ Bunk beds meet federal safety standards
- ☐ Guardrails installed on top bunks
- ☐ Bunk bed safety warning labels visible
- ☐ Bunk beds are not in rooms with ceiling fans
- ☐ Furniture and televisions anchored to prevent tip-overs
- ☐ Cleaning chemicals stored in locked or high cabinets
- ☐ Medicines stored in secure containers and out of reach
- ☐ Alcohol stored safely and not accessible to children
- ☐ Laundry pods, small batteries, and other hazards kept out of reach

First Aid and Medical Preparedness

- ☐ First aid kit visible and accessible
- ☐ First aid kit checked regularly for supplies
- ☐ Expired items removed and replaced

Maintenance and Operational Safety

- ☐ Plumbing checked for leaks or clogs
 - ☐ Appliances working properly before guest arrival
 - ☐ Air filters clean and replaced regularly
 - ☐ Dryer vents cleaned and inspected regularly
 - ☐ Lighting inspected and burned-out bulbs replaced
 - ☐ Wi-Fi instructions correct and easy for guests to follow
 - ☐ Dishwasher and kitchen equipment clean and ready for use
 - ☐ Property inspected after every turnover
 - ☐ Other amenities are in working order: boats, golf carts, bicycles, toys, games, other equipment
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Safety Signage

- ☐ Emergency contact information posted
- ☐ Pool or spa safety signs installed
- ☐ Bunk bed warning labels visible
- ☐ Dryer lint cleaning reminder posted
- ☐ Fire extinguisher locations marked
- ☐ Amenity safety instructions posted where needed

→ Free downloadable safety signage templates: <https://www.breezeway.io/safety-signs>

Notes
