

Airbnb Furniture & Amenity Checklist

A room-by-room inventory for furnishing, stocking, inspecting, and maintaining a guest-ready short-term rental.

Property:	Maximum guests:
Bedrooms / beds:	Bathrooms:
Prepared by:	Inspection date:

Essential

Required to operate the listing as described.

Recommended

Useful for the target guest and stay type.

Optional

Add only when it can be maintained reliably.

Living Room

- ☐ Sofa sized for the room and occupancy
- ☐ Additional chairs for advertised guest capacity
- ☐ Coffee table or durable ottoman
- ☐ Side tables within reach of seating
- ☐ Floor or table lamps
- ☐ Privacy window coverings
- ☐ Washable rug or turnover-friendly flooring
- ☐ Coasters and wastebasket
- ☐ Smart TV with guest mode or casting
- ☐ TV, thermostat, and device instructions

Dining Area

- ☐ Stable dining table or counter
- ☐ One dining seat per guest when promised
- ☐ Wipeable placemats or coasters
- ☐ High chair or booster when listed
- ☐ Good task or overhead lighting

Entry & Access

- ☐ Reliable lock, smart lock, or lockbox
- ☐ Clear arrival and access instructions
- ☐ Lighted path and entry
- ☐ Coat hooks or rack
- ☐ Shoe tray for wet or snowy climates
- ☐ Landing surface for keys
- ☐ Umbrella storage where useful
- ☐ Property guide and emergency contacts

Capacity Check

- ☐ Seats support advertised occupancy
- ☐ Every listed bed is usable and photographed
- ☐ Dining setup supports the listing promise
- ☐ Walking paths and exits remain clear
- ☐ Sleeper-sofa bedding is labeled and stored

Before purchasing: Confirm maximum occupancy, bed configuration, target guest, climate, storage, local rules, insurance requirements, and turnover frequency.

Kitchen: Cookware

- ☐ Small and large saucepan with lids
- ☐ Frying pan and stockpot
- ☐ Baking sheet and oven-safe dish
- ☐ Mixing bowls
- ☐ Separate cutting boards
- ☐ Chef's, paring, and bread knives
- ☐ Can and bottle openers
- ☐ Vegetable peeler and kitchen scissors
- ☐ Measuring cups and spoons
- ☐ Colander
- ☐ Spatula, tongs, ladle, spoon, whisk
- ☐ Oven mitts and trivets

Kitchen: Tableware

- ☐ Plate, bowl, glass, and mug per guest
- ☐ Fork, knife, and spoon per guest
- ☐ Replacement place settings
- ☐ Food-storage containers
- ☐ Dish towels and sponge
- ☐ Dish soap and dishwasher detergent
- ☐ Paper towels
- ☐ Trash and recycling supplies
- ☐ Promised coffee, tea, and pantry basics

Each Bedroom

- ☐ Sturdy, quiet bed frame
- ☐ Supportive mattress in good condition
- ☐ Waterproof mattress protector
- ☐ Pillow per guest plus protectors
- ☐ Complete sheets and blanket or duvet
- ☐ Replacement linen set per bed
- ☐ Nightstand or reachable shelf
- ☐ Reading light
- ☐ Accessible charging point
- ☐ Hangers and usable clothing storage
- ☐ Luggage rack or protected surface
- ☐ Privacy and room-darkening coverings
- ☐ Climate support appropriate to property

Each Bathroom

- ☐ Bath towel and washcloth per guest
- ☐ Hand towel per sink
- ☐ Washable bath mat
- ☐ Toilet paper plus visible reserve
- ☐ Hand soap and body soap
- ☐ Shampoo when listed
- ☐ Hair dryer
- ☐ Plunger and toilet brush
- ☐ Lidded wastebasket and liners
- ☐ Towel hooks or bars
- ☐ Shower shelf and non-slip surface
- ☐ Working ventilation

Inventory rule: Count active guest inventory separately from owner-locked replacement stock. Label linen sizes and storage locations.

Workspace & Wi-Fi

- ☐ Practical desk or table
- ☐ Supportive chair and task light
- ☐ Accessible power or surge-protected strip
- ☐ Charging connections described in listing
- ☐ Wi-Fi name and password instructions
- ☐ Speed tested throughout guest areas
- ☐ Coverage equipment where testing requires it

Laundry

- ☐ Washer and dryer when advertised
- ☐ Operating instructions
- ☐ Starter detergent supply
- ☐ Iron and ironing board
- ☐ Drying rack
- ☐ Laundry basket or hamper
- ☐ Shared-facility information when applicable

Guest Cleaning Supplies

- ☐ Broom, dustpan, or lightweight vacuum
- ☐ Paper towels or cleaning cloths
- ☐ Extra trash bags
- ☐ Clearly labeled all-purpose cleaner
- ☐ Basic stain-response instructions
- ☐ Bulk chemicals in owner-locked storage

Safety Equipment

- ☐ Smoke alarms placed and maintained
- ☐ Carbon monoxide alarms where risks exist
- ☐ Inspected fire extinguisher in service date
- ☐ Visible property address
- ☐ Emergency contacts and exit instructions
- ☐ First-aid kit with checked contents
- ☐ Flashlight with working batteries
- ☐ Secure railings, rugs, cords, and furniture
- ☐ Pool, spa, balcony, and fire controls
- ☐ Accessible-route details match listing

Security & Privacy

- ☐ No indoor security cameras or recorders
- ☐ No hidden cameras
- ☐ Permitted exterior cameras disclosed
- ☐ Exterior cameras avoid private areas
- ☐ Noise monitors disclosed and correctly placed
- ☐ Connected devices reviewed for recording
- ☐ Personal streaming accounts signed out
- ☐ Smart TVs reset or placed in guest mode

Confirm before listing: Local code, manufacturer instructions, insurance requirements, Airbnb safety guidance, and Airbnb's current recording-device policy.

Outdoor Amenities

- ☐ Weather-resistant seating and table
- ☐ Path, step, and gathering-area lighting
- ☐ Grill and tools when permitted
- ☐ Pool or hot-tub rules and barriers
- ☐ Fire pit when permitted and insured
- ☐ Inspected destination-specific equipment
- ☐ Protected equipment storage
- ☐ Seasonal pest-control supplies

Optional Upgrades

- ☐ Local coffee, tea, or shelf-stable snack
- ☐ Accurate local guide
- ☐ Board games and books
- ☐ Children's items for family listings
- ☐ Pet supplies for pet-friendly listings
- ☐ Beach, ski, or outdoor gear
- ☐ EV charger with compatibility instructions
- ☐ Maintainable exercise or wellness equipment

Use caution: Address local rules, guest age, host policy, and insurance before providing alcohol. Prefer safe alternatives to candles and other open flames.

Turnover Inspection

- ☐ Test locks, lights, alarms, and remotes
- ☐ Test appliances and internet access
- ☐ Inspect beds, sofas, chairs, and tables
- ☐ Inspect outdoor furniture and equipment
- ☐ Count linens and towels
- ☐ Count tableware and kitchen tools
- ☐ Restock bathroom and kitchen supplies
- ☐ Remove expired products and batteries
- ☐ Reset TVs and connected devices
- ☐ Confirm every listed amenity works
- ☐ Update photos when the property changes
- ☐ Record damage and replacement needs

Final Pre-Listing Walkthrough

- ☐ Walk the complete arrival-to-checkout path
- ☐ Confirm seats, beds, and supplies match capacity
- ☐ Photograph amenities in current condition
- ☐ Price and assign remaining purchase gaps
- ☐ Assign responsibility for each inspection
- ☐ Publish only consistently available amenities

SIGN-OFF

Inspector: _____

Date: _____

Open purchase items: _____

Next inspection: _____

This operational checklist does not replace local legal, building, fire, accessibility, platform, manufacturer, or insurance requirements.