

Initial Stocking & Setup Checklist

Jacksonville Historic Homes & Investment Properties

Think hotel-quality, not home-quality. Buy in bulk where you can (Costco, Sam's Club, Amazon subscribe-and-save) and keep a small on-site reserve of anything guests use up fast.

Kitchen

- ☐ Basic cookware (pots, pans, baking sheet)
- ☐ Dishes, glasses, mugs & flatware for max occupancy
- ☐ Coffee maker + starter coffee, filters, tea
- ☐ Dish soap, sponge, dishwasher pods
- ☐ Trash bags, paper towels, basic spices/oil/salt
- ☐ Can opener, cutting board, chef's knife

Bathroom(s)

- ☐ Hotel-quality towels (2 sets per guest, bath + hand)
- ☐ Travel-size or refillable toiletries (shampoo, soap)
- ☐ Toilet paper (starter supply + reserve)
- ☐ Hair dryer
- ☐ Bath mat, plunger, toilet brush

Bedrooms

- ☐ Quality mattress & mattress protector on every bed
- ☐ 2 sets of sheets per bed (rotate during cleaning)
- ☐ Pillows (2–4 per bed) + extra blanket
- ☐ Blackout curtains or shades
- ☐ Closet hangers & luggage rack

Safety (required, not optional)

- ☐ Working smoke alarm in every required location
- ☐ Carbon monoxide detector
- ☐ Fire extinguisher, visible and accessible

- ☐ First aid kit
- ☐ Posted emergency exit route & contact info
- ☐ Exterior lighting at entry points

Smart Home & Guest Access

- ☐ Smart lock with unique/rotating guest codes
- ☐ Smart thermostat
- ☐ Noise/decibel monitor (privacy-compliant, no audio/video)
- ☐ Reliable WiFi router placed centrally, network name/password posted
- ☐ Video doorbell at entry only (never interior, per Airbnb policy)

Welcome & Guest Experience

- ☐ Printed welcome guide (WiFi, checkout steps, house rules, local tips)
- ☐ Starter snacks or local treat
- ☐ Extra toilet paper & paper towels visible for guests
- ☐ Local guide: 2–3 restaurants, a coffee shop, a walkable attraction
- ☐ Games, books, or a small touch that fits the home's character

Historic-Home Extras Worth Budgeting For

- ☐ Window unit or supplemental fan for rooms with older HVAC runs
- ☐ Draft stoppers for original windows/doors
- ☐ Care instructions for original hardwood, clawfoot tubs, or other period features
- ☐ A small repair kit for touch-up paint matching trim/molding color

Keep receipts and photos of every big-ticket item. You'll want them for insurance claims and for your own records if a guest damages something covered by Airbnb's Host Protection.