

# RENTAL PROPERTY CHECKLIST

## EXTERIOR & YARD

- Property address is visible from the street right-of-way.
- Exterior surfaces/fixtures including siding, roofing, trim, fascia, soffit, foundation, chimney, fencing, garage, gutters, swimming pools, etc., are maintained in good, weatherproof condition.
- Windows and doors are properly & securely installed with the appropriate hardware and glazing, and maintained in good, weatherproof condition (Window screens required Apr. - Oct.).
- Steps & porches are maintained in a good, sound condition with appropriate handrails (for 4+ risers) and guardrails (min. height of 30") when required.
- Driveways are an approved surface (Asphalt, Concrete, or Gravel).
- Driveways, patios, sidewalks, etc. are maintained in good condition with proper grading.
- Grass is maintained under 9" and all trees, shrubs, foliage are maintained away from all structures and do not encroach the street right-of-way.
- All garbage & rubbish including appliances, yard waste, and tires are removed or stored in appropriate containers.
- Inoperable vehicles/vehicle parts are removed or properly stored.

## INTERIOR

- Interior surfaces/fixtures including ceilings, flooring, and walls are maintained in good, weatherproof condition.
- Interior doors & windows are properly installed and operable with appropriate hardware and locks.
- Kitchen includes properly installed, operable fixtures: sink with appropriate hardware, cabinets, counters/table, stove/oven with ventilation, and refrigerator.
- Bathrooms are completely enclosed and include properly installed, operable fixtures: sink with appropriate hardware, toilet, and shower/tub with
  - ventilation.
  - Light fixtures have appropriate covers.
  - Staircases with 4+ risers have secure handrails.
  - Waste lines are properly installed.

## HEALTH & SAFETY

- The property is maintained in a sanitary condition - free of rubbish, stagnate water, rodent/insect infestation, and pet waste.
- All buildings & accessory structures are sound, meet load requirements, and absent of deterioration.
- Permits may need to be obtained by licensed contractors for construction or alterations.
- All rooms are habitable with adequate exits, ventilation, min. ceiling height of 7', and min. temperature of 68 degrees (F).
- Utilities including water, gas, electric, etc. are active.
- The heating system (furnace) is properly installed and vented with a capped gas line and access to a regulator.
- Laundry area has proper discharge of water and venting for dryer.
- Water heater is properly installed with appropriate hardware, vented, and maintains required water temp. of 110 degrees (F).
- Discharge pipe of water heater should be within 4"-6" from the ground and have no threading present on the open-end.
- Exterior/interior surfaces are treated and free of chipped/peeling paint (lead hazard) and oxidation.
- Smoke Detectors are properly installed & operable on every level including basement and in each sleeping room.
- Electrical fixtures & wiring are properly installed, secured, and maintained in good condition.
- Outlets, light switch plates, fuses are properly covered.
- All rooms have a min. of 2 outlets & GFCI outlets are within 6' of water sources.
- Junction boxes are enclosed & securely mounted.
- Service panels are covered & readily accessible to tenant.



Have questions about your upcoming rental inspection?  
Call 269-966-3387