

RENTAL PROPERTY HAZARD RECOGNITION CHECKLIST

Date: _____ Inspector: _____

OK = Acceptable

NI = Needs Improvement

N/A = Not Applicable

RESIDENTIAL STRUCTURES

ROOF

- Shingles in place and unbroken/uncracked
- Flashing/gutters in place working
- Moss or overhanging trees/plant growth

OK NI N/A

BALCONIES/DECKS

- Railing/flooring in good shape
- Items stored on railings
- Proper spacing ("4" or less) maintained between balusters
- No charcoal BBQ's stored

OK NI N/A

DOORS

- Visible damage to door or jam
- Locks in place and operational

OK NI N/A

WINDOW/GLASS

- Glass unbroken and in good shape (incl, sliding doors)
- Window locks in good working order
- Security bars have inside emergency releases
- Shingles in place and unbroken/uncracked

OK NI N/A

GROUNDS

WALKING SURFACES

- Sidewalks/walkways are level with no major cracks
- Changes in elevation highlighted by contrast
- Standing water from rain or sprinkler overspray
- Stairway railings solid and in good repair

OK NI N/A

LIGHTING

- All areas well-lit day or night
- Bulbs all intact and in working condition

OK NI N/A

FIRE EXTINGUISHERS

- All units mounted in plain sight, none are missing
- Up to date annual service tag on all extinguishers

OK NI N/A

PARKING LOTS/STRUCTURES

LOT/OPEN AREA

- Surface free of large potholes and cracks
- No minor water damage cracks that require sealing
- Parking spaces clearly marked/painted
- Drainage working well
- No broken stops or other debris

OK NI N/A

SYSTEMS

FIRE SYSTEMS

- Sprinkler piping in good condition, free of leaks
- Smoke detectors intact in bedrooms, kitchen, living room, basement
- Batteries in smoke detectors still holding charge

OK NI N/A

UTILITY SYSTEMS

- Common area electrical boxes covered and secured
- Evidence of plumbing leaks in common areas or units
- HVAC system filters in good shape
- Laundry dryer vents clean and unobstructed

OK NI N/A
