



RENTAL PROPERTY HAZARD RECOGNITION CHECKLIST

Date: _____ Inspector: _____

OK = Acceptable

NI = Needs Improvement

N/A= Not Applicable

RESIDENTIAL STRUCTURES

ROOF

	OK	NI	N/A
Shingles in place and unbroken/uncracked.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Flashing/gutters in place working.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Moss or overhanging trees/plant growth.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

BALCONIES/DECKS

Railing/flooring in good shape.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Items stored on railings.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Proper spacing ("4" or less) maintained between balusters.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
No charcoal BBQ's stored.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DOORS

Visible damage to door or jam.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Locks in place and operational.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

WINDOW/GLASS

Glass unbroken and in good shape (incl, sliding doors).....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Window locks in good working order.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Security bars have inside emergency releases.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Shingles in place and unbroken/uncracked.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



GROUNDS

WALKING SURFACES

OK NI N/A

- 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.....

LIGHTING

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

FIRE EXTINGUISHERS

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

PARKING LOTS/STRUCTURES

LOT/OPEN AREA

OK NI N/A

- 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.....



SYSTEMS

FIRE SYSTEMS

OK NI N/A

Sprinkler piping in good condition, free of leaks.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Smoke detectors intact in bedrooms, kitchen, living room, basement	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Batteries in smoke detectors still holding charge.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

UTILITY SYSTEMS

Common area electrical boxes covered and secured.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Evidence of plumbing leaks in common areas or apts.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HVAC system filters in good shape	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Laundry dryer vents clean and unobstructed.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>