

# Rental Property Hazard Recognition Checklist

Date: \_\_\_\_\_

Inspector: \_\_\_\_\_

**OK** = Acceptable

**NI** = Needs Improvement

**N/A** = Not Applicable

## Residential Structures

### Roof

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

OK	NI	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### Balconies/Decks

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### Doors

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### Windows/Glass

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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## 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
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### Lighting

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### Fire Extinguishers

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## 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
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## 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
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### Utility Systems

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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