

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

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Lighting

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

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<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"/>
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<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

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