



Rental Property Inspection Items

Rental property inspections focus primarily on safety issues that could adversely affect the tenants/ occupants. While focus will be of the items listed below, any issues observed during an inspections that could contribute to adverse conditions may also be noted in the inspection report. These might include suggested improvements, deterioration or inoperable items.. Although only safety issues will be cited as “Repair Items” and will require resolution.

The following are normal rental property inspection items:

Electrical

Outlets, Switches and Fixtures
Ground Fault Circuit Interrupters
Distribution Panel Wiring
Household Wiring and Proper Terminations
Safety Devices (Smoke Detectors. CO Detectors)

HVAC/Furnace

Operability
Proper Installation and Exhaust
Potential for Carbon Monoxide

Plumbing

Proper Installation and Potential Leaks
Proper Water Supply and Drainage
Plumbing Fixtures, Faucets and Drains
Water Heater Installation and Exhaust

Environmental

Unclean/Unhealthy Conditions
Fungal or Mold Presence
Presence of Asbestos or Lead Paint
Presence of Vermin

Structural

Stable Foundation, Framing, Joists and Supports
Stable Floors
Stable Roof Structure

Doors and Windows

Operability and Lockability
Intact/Unbroken

Stairs and Banisters

Structural Stability
Traversable, Possible Trip Hazards
Handrails, Banisters, Safety Railings

Exterior

Stable Roofing
Stable Wall Cladding
Stable Porches, Steps and Railings
Stable Foundation

We reserve the ability to update and edit this list at any time.