

## RENTAL HOME INSPECTION CHECKLIST

### INTERIOR

---

#### GENERAL

- **Walls/Ceilings** – No holes, missing tiles, damaged paint, or incomplete repairs
- **Floors** – No broken, loose, or missing floor tiles; no surface damage
- **Windows/Doors** – No broken panes; hardware and hinges must be intact and functional
- **Egress** – No key-operated locks on the interior side of egress doors

---

#### KITCHEN

- **Appliances** – Range hood must have a functioning fan
- **Cabinets/Counters** – No broken doors, missing hardware, or structural damage
- **Sink/Plumbing** – No leaks or moisture damage
- **Sink/Plumbing** – Proper connectors required; flex pipes are not permitted
- **Electrical** – GFCI outlets must be present and functioning (all outlets within 6 feet of water must be GFCI protected)

---

#### BATHROOMS

- **Toilet** – Must flush properly; no continuous running water
- **Sink** – Proper connectors required; flex pipes are not permitted
- **Sink** – No leaks or moisture damage
- **Shower/Bathtub** – Properly sealed; no missing or damaged grout, caulking, or caulking
- **Ventilation** – Working exhaust fan required if no window is present
- **Electrical** – GFCI outlets must be present and functioning (all outlets within 6 feet of water must be GFCI protected)

---

#### BEDROOMS

- **Occupancy** – Room area must be adequate; no overcrowding of beds or furniture
- **Smoke Detectors** – 10-year sealed battery-powered detector required in each bedroom; hard-wired detectors required where connections are present
- **Windows/Doors** – Must provide proper egress; windows must open/close properly; locks must not impede egress

## UTILITIES

- **Electrical Panel** – Breakers must be labeled
- **Electrical** – No exposed wiring; all switches/outlets must have covers
- **Water Heater** – Proper exhaust pitch; pressure relief valve pipe must run straight down and be copper or galvanized
- **Water Heater Piping** – Must be hard-piped; no corrugated or flexible piping

## LIFE SAFETY

- **Carbon Monoxide/Smoke Detectors** –
  - Smoke detector in each bedroom
  - Smoke detector on every level
  - Carbon monoxide detector on every level
- **Exits** – All exits must be accessible
- **Handrails** – Required and secure on stairways with 4+ risers
- **Guards** – Present where required
- **Trip Hazards** – None present
- **Unauthorized Bedrooms** – No unapproved sleeping areas
- **Sanitation** – No unsanitary conditions

## EXTERIOR

---

### GENERAL

- **Paint** – No peeling or chipping; surfaces must be maintained
- **Electrical** – Exterior outlets must be GFCI protected

---

### LANDSCAPING

- **Trees** – No dead or dying trees
- **Vegetation** – No overgrowth within 1 foot of structures; grass/weeds under 6 inches

---

### DEBRIS/RUBBISH

- **Trash** – No improperly stored or scattered debris

---

### VEHICLES

- **Disabled Vehicles** – None in plain view; must be properly stored
- **Parking** – Vehicles may not drive or park on unpaved surfaces

---

#### ADDRESS NUMBERS

- **Visibility** – Minimum 4-inch height; must be visible from the curb

---

#### SIDING / SOFFIT / FASCIA

- **Surfaces** – No damage
- **Soffit** – No improper openings

---

#### PORCH / DECK / GUARDRAILS / FENCE

- **Condition** – Posts, railings, and boards must be solid and stable; no peeling or chipping paint

---

#### SWIMMING POOL

- **Water Condition** – No standing or excessively dirty water
- **Safety Precautions** – Required enclosures and covers must be properly installed
- **Surface** – No peeling paint or plaster; surfaces must be maintained

---

#### STRUCTURES

- **Garage** – Outlets must be GFCI protected; overhead door must operate properly
- **Driveway** – No large cracks, dips, or missing sections
- **Shed** – Must be in good repair (paint, roof, structure)

This checklist is not exhaustive of all municipal property maintenance requirements. Additional issues may be identified during inspection. For questions or clarification, please speak with the inspector.