



# Rental Property Inspection Check List

**Property Address** \_\_\_\_\_

**Date of Inspection** \_\_\_\_\_

- \_\_\_ **Address posted** – All address numbers shall be legible and placed in a position that is visible from the street fronting the property. Numbers shall be at least 4” in height and in contrasting color of the background.
- \_\_\_ **Weeds and Tall Grass** - Free from weeds, grass or voluntary plant growth: may not exceed 8” in height.
- \_\_\_ **Blight and health hazards** – Free of conditions that constitute health and safety hazards, create a blighting effect in the neighborhood and otherwise adversely affects adjacent properties. Animal waste must be collected regularly and properly disposed of.
- \_\_\_ **Fences** - Walls and fences shall be of high-quality materials and compatible in appearance with other building materials used on the site and maintained in good condition.
- \_\_\_ **Trash or debris** – Must be stored inside of a container and behind the building line or inside the garage.
- \_\_\_ **Parking** – Not permitted on the grass. Cannot block access by other vehicles to driveways or dedicated parking areas and garages. Oversized vehicles and/or flatbed trucks are not allowed to be parked in a residential area except for necessary loading and unloading.
- \_\_\_ **Inoperable vehicles:** Shall not parking or storage on the property unless it is enclosed in a garage or other building (expired tags, flat or missing tires, etc).
- \_\_\_ **Storage of boat, RV’s, trailers, etc.** – A device may not be parked on the driveway more than four, 24-hour periods in a month without a permit. They are code compliant if stored in a garage or screened from view from adjacent property, behind building line & not oversized.
- \_\_\_ **Outdoor storage** – Prohibited items: appliances, furniture or items not manufactured for outdoor use, any item in disrepair.
- \_\_\_ **Garages and sheds** – Maintained structurally sound and in good repair, free of missing boards, broken doors or glass or other conditions that would allow harborage of rats or animals.

- \_\_\_ **Siding and Exterior walls** – All exterior surfaces maintained in good condition: peeling, flaking and chipped paint in areas in excess of twenty-five percent (25%) on any one side of a structure or any one identifiable component (i.e. door, garage door, window trim, etc.) shall be repaired; siding and masonry joints weather resistant and water tight; metal surfaces coated to inhibit future rust and corrosion; oxidation stains shall be removed.
- \_\_\_ **Stairs, decks, porches and balconies-** Every exterior stairway, deck, porch and balcony shall be maintained structurally sound, in good repair with proper anchorage and support. This included handrails.
- \_\_\_ **Insect Screens** - May 1 to Sept 30, windows and other outside opening required for ventilation of habitable rooms shall be supplied with approved tightly fitting screens, self-closing device in good working condition.
- \_\_\_ **Foundation** – All foundation walls free from open cracks and breaks and shall be kept in such condition as to prevent the entry of rodents and other pests.
- \_\_\_ **Roof, drains, and gutters** – The roof and flashing shall be sound and not admit rain. Roof drains, gutters, and downspouts shall be maintained in good repair and free from obstructions.

**Interior Safety Requirement:**

- \_\_\_ **Fire extinguisher and smoke detectors** – A fire extinguisher (1 A 5 BC classification) shall be provided for each rental unit. A working smoke detector shall be provided and installed on each level of the unit, and one for each sleeping area and outside such sleeping area.