



# RENTAL PROPERTY HAZARD RECOGNITION CHECKLIST

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

OK = Acceptable

NI = Needs Improvement

N/A= Not Applicable

## RESIDENTIAL STRUCTURES

<b>ROOF</b>	OK	NI	N/A
Shingles in place and unbroken/uncracked .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Flashing/gutters in place working .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Moss or overhanging trees/plant growth .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## BALCONIES/DECKS

Railing/flooring in good shape .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Items stored on railings .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Proper spacing ("4" or less) maintained between balusters .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
No charcoal BBQ's stored .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## DOORS

Visible damage to door or jam .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Locks in place and operational .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<b>WINDOW/GLASS</b>	<b>OK</b>	<b>NI</b>	<b>N/A</b>
Glass unbroken and in good shape (incl, sliding doors) .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Window locks in good working order .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Security bars have inside emergency releases .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Shingles in place and unbroken/uncracked.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**GROUND**

<b>WALKING SURFACES</b>	<b>OK</b>	<b>NI</b>	<b>N/A</b>
Sidewalks/walkways are level with no major cracks .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Changes in elevation highlighted by contrast .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Standing water from rain or sprinkler overspray .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stairway railings solid and in good repair .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**LIGHTING**

All areas well-lit day or night .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bulbs all intact and in working condition .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**FIRE EXTINGUISHERS**

All units mounted in plain sight, none are missing .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Up to date annual service tag on all extinguishers .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



**PARKING LOTS/STRUCTURES**

<b>LOT/OPEN AREA</b>	<b>OK</b>	<b>NI</b>	<b>N/A</b>
Surface free of large potholes and cracks .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
No minor water damage cracks that require sealing .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parking spaces clearly marked/painted.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Drainage working well .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
No broken stops or other debris .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**SYSTEMS**

<b>FIRE SYSTEMS</b>	<b>OK</b>	<b>NI</b>	<b>N/A</b>
Sprinkler piping in good condition, free of leaks .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Smoke detectors intact in bedrooms, kitchen, living room/basement .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Batteries in smoke detectors still holding charge .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**UTILITY SYSTEMS**

Common area electrical boxes covered and secured .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Evidence of plumbing leaks in common areas or apts .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HVAC system filters in good shape .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Laundry dryer vents clean and unobstructed .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>