

# **RENTAL INSPECTION LANDLORD CHECKLIST**

## **1. Smoke / Carbon Monoxide Detectors**

- a. One smoke detector is needed in every bedroom, in a hallway serving 2 or more bedrooms and one on every floor including basements and habitable attics.
- b. An approved carbon monoxide alarm shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in dwelling units within which fuel-fired appliances are installed and in dwelling units that have attached garages.

## **2. Interior Finishes**

- a. No holes or trip hazards.
- b. Handrails required with any run of stairs with 4 or more steps.
- c. No rodent or insect infestations.
- d. Lighting must be provided in every room.

## **3. Egress**

- a. Bedroom doors must be fully functional - *note*: bedrooms must have doors.
- b. Bedroom windows must be fully functional and easily openable by any age person.
- c. All egress doors must have a deadbolt lock that can be easily opened from the inside without any force, tools (i.e. keys) or special knowledge.

## **4. Mechanical & Electrical**

- a. Pressure relief pipe on water heater extends to no more than 6 inches from the floor.
- b. Clearance around furnace, furnace filter changed regularly and properly functioning.
- c. All electrical receptacles in a bathroom shall be GFCI.
- d. All electrical receptacles over a kitchen counter shall be GFCI.
- e. All electrical receptacles shall have cover plates installed and all breaker panels or fuse boxes shall have latchable cover doors.

## **5. Exterior**

- a. No junk, debris or unlicensed and/or inoperable vehicles.
- b. All outside structural components shall be maintained in good condition without peeling paint, detachment, failure or rot.
- c. Screens shall be placed on all windows between April 15th and October 30th of each year.
- d. All dwellings shall have house numbers fastened to the front of the structure in a color that contrasts to the outside color of the house paint or siding and be at least 4 inches in height with a stroke of at least 1/2 inch.