



Residential Rental Inspection List

Property must be "Move-In Ready"

Short-term rentals must also have property owner contact information posted on door or window where it is visible from the exterior of the property

Exterior (From Curb to Back Fence/Easement)

Landscaping & Grounds

- Cut high grass, trim overgrown vegetation
- Trees must be trimmed:
 - 8 ft above sidewalk
 - 14 ft in alley/easement
- Remove trip hazards from walkways, patios, driveways
- Repair damaged curb or retaining wall (permit may be required)
- Clean gutters and downspouts

Fencing & Gates

- Gates must open, close, latch/lock from both sides
- Fence must be straight, secure, and an approved material
- Replace missing/damaged fence pickets

Roof, Siding & Exterior Surfaces

- Replace or repair damaged roof shingles
- Replace broken windows (Plexiglass not allowed)
- Repair/replace soffit, fascia, siding, and chimney trim
- Repaint peeling paint to match
- Seal gaps in siding, bricks, and garage door jams

Lighting & Electrical

- Replace broken light fixtures
- Add waterproof covers to outdoor outlets

Plumbing & Sewer

- Replace missing/damaged sewer cleanout caps
- Install vacuum breakers on all exterior water faucets

Pools & Hot Tubs

- Must be clean and in good repair with water circulating
- Gates must close automatically and latch/lock

Doors & Address

- Garage and exterior doors must function and close properly
- Address must be visible on both front and rear (4" tall, ½" wide letters)

Meters & Vents

- Repair any exposed wiring
- Raise power lines to proper height
- Replace dryer vent covers



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Interior

Doors & Locks

- All exterior doors (front, back, garage) must have:
 - Peep hole (max 60" from floor)
 - Approved tenant locks (deadbolt or security bolt, no higher than 48")
- Sliding glass doors must lock and latch
- All interior doors (closet, attic) must function properly

Electrical

- All plugs, outlets, and switches must have covers and work
- Add missing light covers and ceiling fans if needed
- Label all breakers in ink
- Put exposed wires in conduit (e.g., over stove)

Walls, Ceilings & Floors

- Repair any cracks or holes
- Clean and repair all flooring
- Replace broken or chipped tiles
- All walls and ceilings must be sanitary, including trim and baseboards

Windows

- All must function as designed and have no broken glass

HVAC & Plumbing

- HVAC must meet minimum standards
- Exhaust fans in bathrooms must work and be clean
- Toilets and seats must be secured
- Floor under sinks must be cleanable/sanitary
- Seal around all plumbing and under sinks
- All utilities must be turned on:
 - Summer: All A/C units must be on
 - Winter: All heating units must be on

Safety & Appliances

- Smoke alarms: Install in all hallways and bedrooms
- Carbon monoxide detectors: Required for properties with gas appliances or attached garages
- Water heater: Inspect for safety and function
- Hot water: Must be kept between 101 and 120 degrees fahrenheit
- Garage door opener must function properly and latch/lock (manual or electronic)
- Combustion air vents must be installed and cleared in HVAC and water heater closets

Cleanliness

- All surfaces must be clean and sanitary prior to inspection