



Rental Property Inspection Checklist for Condominium Units

The list below represents some of the items that the City of Little Canada will be checking during your inspection. This list is only a guide and is not all inclusive. Please review your rental property prior to your inspection.

Dwelling Interior

- ◆ Walls and ceilings: clean and in good repair, no cracks, holes, loose wall coverings. Free of water damage.
- ◆ Floors: clean and in good repair, structurally sound, with no trip hazards. Carpets secure to floor and in good repair.
- ◆ Electrical
 - Fixtures must be intact and function properly
 - All light fixtures have globes covering the bulbs
 - All wiring must be intact and properly maintained
 - Cover plates required on all outlets, switches, and junction boxes.
 - All major appliances must have direct electrical connections, extension cords and outlet adapters are not approved.
 - All kitchen counter and bathroom outlets must be GFCI protected.
- ◆ Mechanical
 - Heating system must be properly installed and functioning properly.
 - Maintain service records on heating system and have available if requested.
 - Temporary heating devices shall not be used as primary source of heat.
 - Unused gas lines must be properly capped.
 - Dryers must be vented to the outside with rigid or flexible aluminum material.
 - Bathrooms with shower/tub must have an openable window or mechanical fan ventilation.
- ◆ Plumbing
 - Plumbing fixtures and vanities must be secured in place.
 - Plumbing fixtures must be functioning properly, and without leaks.
 - Plumbing fixtures (sinks, toilets, tubs, showers, etc.) must be caulked around edges.
 - Properly installed and functioning toilet with all components intact and properly secured.
 - Hot and cold running water required to each fixture.
- ◆ General
 - Kitchen and bathroom cabinets must be in good repair
 - Appliances must be in good working condition
 - Conditions which permit mold growth must be alleviated.
 - Visibly affected mold surfaces must be sanitized and kept free of mold growth.
 - Interior is free of any signs of rodent or pest infestation.
- ◆ Smoke alarms are required inside every bedroom, each corridor outside every bedroom.
- ◆ Carbon monoxide alarms are required within 10 feet of all sleeping rooms.

