



Rental Property Inspection Checklist

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 Exterior

- ◆ Foundation is structurally sound, free from holes or gaps
- ◆ All roofing, siding and exterior facing materials shall be maintained in good condition.
- ◆ Stairways, decks, porches, and balconies shall be maintained and structurally sound.
- ◆ Handrails and guardrails are to be secured and capable of supporting loads.
- ◆ All windows, other than a fixed window, shall have working hardware, open and close easily, and have tight fitting screens with no holes. No broken or cracked glass.
- ◆ Doors must be secure, have proper hardware, be weather-tight, and deadbolt locks.
- ◆ Garage door opener has direct electrical connection (no extension cord).
- ◆ House numbers visible from public street—at least 4 inches tall.
- ◆ Exterior dryer vents are clean.

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.
- ◆ Stairs, guardrails, and handrails must be in good repair, secure, and firmly attached.
- ◆ 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, and a minimum of one detector per level.
- ◆ Carbon monoxide alarms are required within 10 feet of all sleeping rooms.
- ◆ Both smoke alarms and carbon monoxide alarms must be testable. Have Batteries Ready.

Exterior Property

- ◆ Accessory structures are in good repair. (fences, sheds, detached garages, retaining walls, swimming pools)
- ◆ Grass and weeds need to be cut and maintained.
- ◆ No litter/debris, tires, auto parts, construction debris or other miscellaneous debris in yard.
- ◆ Vehicles must be currently licensed and operable when parked on the driveway or street.
- ◆ Parking not allowed on the grass

