

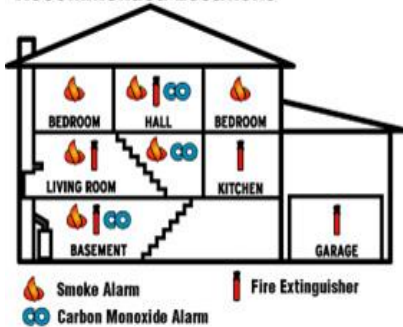
# RENTAL & RE-SALE INSPECTIONS

**\*\*NOTE:** The items on this list are items that are typically looked at during a normal inspection procedure. Although every effort has been made to make this list as complete as possible, it is impossible to include every situation or circumstance, therefore, the items noted on the inspection reports will not be limited to this list.\*\*

## 1. General-applies to all areas

- Carbon Monoxide detector properly installed and in working order

### Recommended Locations



- Smoke detectors properly installed and in working order
- All electric fixtures in good working order
- Power to all receptacles, wired correctly and free of defects
- Light switches in good working order and free of defects
- All cover plates installed and free of defects
- Electric panel is clearly marked/labeled and no unused openings
- No wiring running through windows or doorways
- Entry doors/jams in good condition with proper, working security locks
- Patio screen in place and in good working condition
- All windows in good working condition with screens in place
- Closet doors operate properly and in good condition
- Walls free from defects
- Floor coverings in good condition
- Door buzzer/bell and intercom work properly
- Balcony/Deck railings secure, installed properly, and free of defects
- Free from insects/rodents

## 2. Kitchen

- Plumbing fixtures installed/work properly
- All electric fixtures in good working condition
- Gas fixtures in good working condition
- Cabinets/Counters in good condition
- Walls free from defect

## 3. Bathroom

- Plumbing fixtures installed/work properly
- All outlets GFCI protected

## 4. Bedrooms, Dens & Other Living Areas

- Closet and room doors in good, working condition

## 5. Furnace/Utility Room

- No storage
- Drains installed properly
- Correct venting of gas appliances
- No open electric boxes/panels

- Minimum one working light fixture
- No leaks

## **6. Laundry Room**

- No storage
- Minimum one working light fixture
- No leaks
- Dryer exhaust connected/vented properly

## **7. Hallways/Stairways**

- Railing, risers and treads in good condition
- Adequate lighting

## **8. Exterior**

- Walls free from decay, maintained weatherproof and coated to prevent deterioration
- Masonry in good condition (no tuck pointing needed)
- Gutters/downspouts in good working condition
- All receptacles GFCI protected and with in-use covers
- Concrete/Asphalt in good condition
- Light fixtures in good working condition
- Roof and flashing in good condition
- Stairways and handrails in good condition
- Street number affixed to structure in a location plainly visible from the street
- Window well covers in place and in good condition
- Escape ladder installed in basement egress window

## **9. Landscaping & Grounds**

- No trip hazards along sidewalk or stoop
- Trash/Rubbish storage out of public view
- No standing water
- No bare areas
- No dead landscaping/trees
- No sign of erosion
- No abandoned vehicles/vehicles parked on grass/gravel
- Adequate lighting

## **10. Accessory Structures**

- Properly installed and in good working order
- Free from defects
- Electric properly installed and in good working order