

# RENTAL PROPERTY SAFETY CHECKLIST



*\*\*\*The master checklist that will  
provide owner peace of mind.*



DATE:

PROPERTY:

	ACTIVITIES	<input checked="" type="checkbox"/>
1	<b>Smoke</b> - Check all smoke detectors (Install 10 year detectors if needed.)	<input type="checkbox"/>
2	<b>Carbon</b> - Check Carbon Monoxide Detectors	<input type="checkbox"/>
3	<b>Trips</b> - Look in each room for trip hazards. i.e. loose carpet	<input type="checkbox"/>
4	<b>Paint</b> - How does the paint look? Any chipping?	<input type="checkbox"/>
5	<b>Plumbing</b> - Look for leaks under all sinks	<input type="checkbox"/>
6	<b>Faucets</b> - Turn on and off all faucets.	<input type="checkbox"/>
7	<b>Laundry</b> - Look at laundry hook ups, look at dryer lint filter.	<input type="checkbox"/>
8	<b>Electrical</b> - Turn off and on all light switches. Are they operating properly? Overloaded plugs?	<input type="checkbox"/>
9	<b>HVAC</b> - Check the thermostat. Change the battery. Change filter if needed.	<input type="checkbox"/>
12	<b>Kitchen</b> - Do all door and drawers close?	<input type="checkbox"/>
13	<b>Oven</b> - How clean is the oven? Is there grease on the vent hood?	<input type="checkbox"/>
14	<b>Bathrooms</b> - Is there mold or mildew around the shower. Is the caulking damaged?	<input type="checkbox"/>
16	<b>Exterior</b> - How does the landscape look? Trees need trimming or touching the house? Sprinklers?	<input type="checkbox"/>
17	<b>Electrical Panel</b> - Is electric panel closed?	<input type="checkbox"/>
18	<b>Gas Meter</b> - Is gas meter accessible?	<input type="checkbox"/>
19	<b>Water Heater</b> - How does the water heater look? Any rust or leak you can see?	<input type="checkbox"/>
20	<b>Garage</b> - How does garage door look?	<input type="checkbox"/>
20	<b>Windows</b> - Are any of them broken?	<input type="checkbox"/>
21	<b>Driveway</b> - Are there oil stains on the driveway?	<input type="checkbox"/>
22	<b>Roof</b> - How does the roof look?	<input type="checkbox"/>
	<b>Sideyards</b> - Is the crawl space covered? Are the air vents in place? Remove	

23	overgrown plants. Look at drainage.	<input type="checkbox"/>
24	<b>General</b> - Stand back. Does anything look abnormal?	<input type="checkbox"/>
25	<b>Beds</b> - How many beds are in the house?	
26	<b>Repairs</b> - Ask the tenant if anything is broken or not working properly.	<input type="checkbox"/>
27	<b>Grounds</b> - Are they taking care of the grounds?	<input type="checkbox"/>
28	<b>Smells</b> - Any odd smells in any of the rooms?	<input type="checkbox"/>
29	<b>Pets</b> - How many dogs and cats do you see? What kind of dogs? Any other animals?	<input type="checkbox"/>
30	<b>Cleanliness</b> - How clean is the house?	<input type="checkbox"/>
31	<b>Pics</b> - Take a picture of anything that is broken or does not look right.	<input type="checkbox"/>
32	<b>Winter tasks</b> – Service heater, Change filter, Cover Roof Turbines, Replace Thermo Batteries, Polish Stone-Granite Surfaces.	<input type="checkbox"/>
33	<b>Summer tasks</b> - Service A/C, Change filter, Uncover Roof Turbines, Clean Under Refrigerator, Rooter Sewer Line.	<input type="checkbox"/>

**Things to Bring:** Flashlight, Ladder, Air Filters, Screw Driver, Garden Tools, Granite Polish/Rags, Paper Towels, Windex, Dish Soap, Gloves, Ant/Wasp Spray, Light Bulbs.