

# Rental Property Safety Checklist



*You are legally required to provide safe conditions for residents within your rentals.*

***How Safe Are Your Rentals?***

## HOUSING SAFETY LAWS:



- Structural elements must be secure & intact
- Known toxins must be managed appropriately
- Water heaters & heating systems must work appropriately
- Electrical, plumbing, heating ventilating & air conditioning systems must be operating safely
- Threat of foreseeable criminal intrusions reduced
- Infestations of rodents and other vermin exterminated
- Common areas (hallways, stairways, entryways) must be clean and in safe condition



*Regular inspections of your property will help keep your tenants safe and allow you to identify problems before they become expensive repairs.*

## INTERIOR SAFETY CHECK:



### Doors:

Doors inside & outside need to close/open properly. Otherwise you risk an intrusion or a fire hazard.



### Outlets:

Wall outlets should work appropriately & cover panels will be secure. Black, scorched, or dangling wires are also hints to bad wiring.



### Lights:

Lights should switch on & off smoothly. A delayed response could be a clue to faulty wiring which can spark a fire.



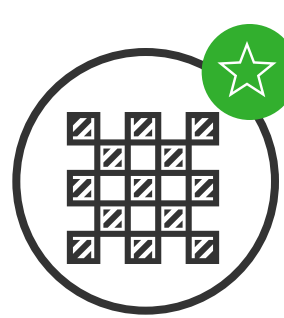
### Ceilings:

Cracks or sags in the ceiling could indicate a water leak or roof damage that must be addressed before it causes more issues or collapses on a tenant.



### Walls:

Check base of walls & look for cracks or holes that could let vermin in the walls. Examine for cracks & water stains.



### Floors:

Sloping floors can indicate structural damage/foundation problems & should be repaired or replaced ASAP. Stains & soft spots in the flooring can also reveal rot or water damage.



### Fireplace:

Sweep the chimney to remove any debris that has built up during the warm weather hiatus. Clogged chimneys run the risk of igniting a chimney fire or poses ventilation risks.



*Schedule regular safety inspections at least once a year, and again in between lease terms to provide safe conditions for your tenants.*

## EXTERIOR SAFETY CHECK:



### Walkways & Stairwells:

Make sure all railings are secure and antislip or caution guards are in place. Walkways and common areas should also be well lit and free of obstacle or debris.



### Windows:

Wall outlets should work appropriately & cover panels will be secure. Black, scorched, or dangling wires are also hints to bad wiring.



### Lights:

Lights should switch on & off smoothly. A delayed response could be a clue to faulty wiring which can spark a fire.



### Roof Inspection:

Cracks or sags in the ceiling could indicate a water leak or roof damage that must be addressed before it causes more issues or collapses on a tenant.



### Landscape:

Check base of walls & look for cracks or holes that could let vermin in the walls. Examine for cracks & water stains.





*Proper maintenance can extend the life of your appliances, postponing expensive replacements.*

## APPLIANCE SAFETY CHECK:



### Smoke & CO Alarms:

During any routine maintenance, ensure smoke & CO alarms are working properly. Tenants can forget to change batteries, or remove them altogether.



### HVAC System:

Heating systems should be inspected, serviced & cleaned at least once a year. Remind tenants to change air filters regularly & provide extra filters to make sure it gets done.



### Washer/Dryer:

Lint & debris can build up in dryer vents causing damage or fires. While the dryer is running, check that the exhaust is coming out. Clear blockages by vacuuming the hose or calling a professional.



### Stove/Oven:

Make sure each electric heating element works properly or check that gas lines are clear & burners ignite appropriately for gas stoves.



### Refrigerator:

Make sure the refrigerator maintains an appropriate temperature to keep food safely stored.



### Water Heater:

Ensure the temperature is set below 120° F to prevent scalding. Test safety relief valve once a year to ensure proper operation & flush the system to remove sediment that cause system failure.



### Water Heater:

Check water supply & pressure on all sinks and shower. Does water flow properly? Flush the toilet to make sure it drains and refills properly without leaking.



### Extras:

Check any other supplied kitchen appliance to make sure they are functioning (dishwasher, garbage disposal, etc.)

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