



Inspections Checklist

Avoid the following top 21 reasons why units fail Initial Inspections.

- **1. Inoperable light fixtures**
- **2. Missing or inoperable smoke detectors**
- **3. Gas units must have carbon monoxide detectors**
- **4. Inoperable windows (missing locks or broken)**
- **5. Cracked window pane**
- **6. Exposed wiring**
- **7. Missing discharge pipe from water heater**
- **8. Missing blanks on breaker box**
- **9. Missing or damaged electrical cover plates**
- **10. Missing vent fan or window in bathroom**
- **11. Missing light fixture covers**
- **12. GFCI close to water**
- **13. Keyless lock (front & back door)**
- **14. Rotting wood on exterior, including exterior stairs**
- **15. Peepholes (front & back entry door)**
- **16. Lack of heating system (landlord must provide heat)**
- **17. Lawn care**
- **18. Bug & rodent infestation**
- **19. Chipping & peeling paint (interior & exterior)**
- **20. Inoperable gas or electric stove (missing parts, etc.)**
- **21. Inoperable refrigerator (door seal rotten, leaking water, etc.)**