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| **RENTAL HOME INSPECTION CHECKLIST** | **681 Maryland Avenue, Tampa, Florida** | |  | **Dreamscape Realty Corporation** |
| LOCATION | |  | MANAGED BY |
|  | | | |
| **Electrical Panel** | | **Smoke Detectors** | |
|  | Service amps adequate for usage |  | Properly installed and operable |
|  | Properly grounded and in good condition |  | Installed in correct locations |
|  | No open circuits in box |  |  |
|  | All circuits labeled |  |  |
|  | If fuses - proper sizes | **Stairways** | |
|  | Adequate clearance and easy access |  | Handrails if 5 or more steps |
|  |  |  | Lighted correctly |
|  |  |  | Steps stable, unbroken & of adequate strength |
| **General Electrical** | |  |  |
|  | Covers on switches & outlets | **Rooms** | |
|  | Splices to code in covered boxes |  | Walls, floors & ceiling intact & maintained |
|  | Wire in conduit where required |  | No padlocks or interior keylocks on doors |
|  | GFCI's where required & operable |  | Unobstructed egress with and out of home |
|  | Switches, outlets & fixtures operable |  | Adequate area & height & proper layout |
|  | Minimum 2 spaces outlets in all rooms |  | Fireplaces, wood stoves operable & maintained |
|  | Adequate light fixtures, with globes as needed |  | No rubbish or garbage accumulation |
|  | Buffer space around lights to combustibles |  | Basement bedrooms have egress windows |
|  | Safe, limited use of extension cords |  | Bedrooms and bathrooms have privacy doors |
|  |  |  | Bedrooms separated from combustion equip. |
|  |  |  | Proper locations & sizes for light & ventilation |
| **Water Heater** | |  | Proper for egress and lockable |
|  | Gas shut-off valve |  | Snug fit, openable & not broken or cracked |
|  | Proper pop-off valve & drop pipe |  | Recently installed screens |
|  | Vent secured & properly pitched |  | Bathrooms need mechanical or window venting |
|  | Operable, with no rust holes or leaks |  |  |
|  | Adequate surrounding clearance | **Exterior Doors** | |
|  |  |  | Proper for egress and lockable |
|  |  |  | Snug fit, openable & not broken |
| **Furnace** | |  |  |
|  | Gas shot-off valve and on/off switch | **House Exterior** | |
|  | Vent secured & properly pitched |  | Roof waterproof & maintained |
|  | Filters are cleaned periodically |  | Wall, foundations, Chimney maintained |
|  | Operable, provides minimum 68 degrees |  | Porches solid & maintained |
|  | Adequate surrounding clearance |  | Guardrails on porches over 30" high |
|  |  |  | Handrails if 5 or more steps |
| **Laundry** | |  | No openings for animal infestation |
|  | Proper dryer vent to exterior with cover |  | House numbers, readable from street |
|  | Gas shut-off valve, capped if unused |  |  |
|  | Proper and grounded electrical connection | **Garage** | |
|  | Washtub faucet backflow prevention |  | Proper electrical service, wiring, fixtures, etc. |
|  |  |  | Structure solid & maintained |
|  |  |  |  |
| **Sinks, Bathtubs & Showers** | | **Yard** | |
|  | Proper number & location |  | Fences built to code & maintained |
|  | Operable, with bot & cold water |  | Grass, shrubs, trees maintained to code |
|  | Functioning drains with proper traps |  | Accessory houses maintained to code |
|  | No leaks or drips |  | Pools maintained and secure |
|  | Garage disposal operable if present |  | No illegal vehicles or illegal parking |
|  |  |  | No trash, litter, debris, car parts or garbage |
| **Toilets** | |  | No unsafe or unsanitary conditions |
|  | Operating properly |  | Pet waste removed regularly |
|  | No overflow to sewer from tank |  |  |
|  | No leaks or continuous water running | **Other** | |
| **General Plumbing** | |  |  |
|  | Installed correctly with no leaks |  |  |
|  | Proper venting |  |  |
|  | Functioning drains with proper traps & covers |  |  |
|  |  |  |  |
|  |  |  |  |