

Inspection Checklist For Rental Properties
City Of West Lafayette, IN

Date:
Inspector Name:
Property address:
Type of Property:
Time In: Time Out:

Electrical Panel:

- ☐ Service amps adequate for usage
- ☐ Properly grounded and in good condition
- ☐ No open circuits in box
- ☐ If fuses – proper sizes
- ☐ Adequate clearance and easy access
- ☐ All equipment installed and maintained to code

General Electrical:

- ☐ Covers on switches & outlets
- ☐ Splices to code in covered boxes
- ☐ GFCIs where required & operable
- ☐ Switches, outlets & fixtures operable
- ☐ Minimum 2 spaced outlets in all rooms
- ☐ Adequate light fixtures, with globes as needed
- ☐ Buffer space around lights to combustibles
- ☐ Safe, limited use of extension cords
- ☐ Exterior lines secure & protected
- ☐ All installations maintained to code

Water Heater:

- ☐ Gas shut-off valve
- ☐ Proper pop-off valve & drop pipe
- ☐ Vent secured & properly pitched
- ☐ Operable, with no rust holes or leaks
- ☐ Adequate surrounding clearance

HVAC:

- ☐ Gas shut-off valve and on/off switch
- ☐ Vent secured & properly pitched
- ☐ Filters are cleaned periodically
- ☐ Operable, provides minimum 68 degrees
- ☐ Adequate surrounding clearance
- ☐ All equipment installed and maintained to code

Laundry:

- ☐ Proper dryer vent to exterior with cover
- ☐ Gas shut-off valve, capped if unused

Sinks, Bathtubs & Showers:

- ☐ Operable, with hot & cold water
- ☐ Functioning drains with proper traps
- ☐ No leaks or drips
- ☐ Garbage disposal operable if present

Toilets:

- ☐ Operating properly
- ☐ No leaks or continuous running

General Plumbing:

- ☐ Installed correctly with no leaks
- ☐ Proper venting
- ☐ Functioning drains with proper traps & covers

Stairways:

- ☐ Handrails if 4 or more steps
- ☐ Lighted correctly
- ☐ Steps stable, unbroken & of adequate strength

Windows:

- ☐ Proper locations & sizes for light & ventilation
- ☐ Proper for egress and lockable
- ☐ Snug fit, operable & not broken or cracked
- ☐ Bathrooms need mechanical or window venting
- ☐ Screens are present & in good condition

Smoke Detectors:

- ☐ Properly installed and operable
☐ Installed in correct locations
☐ LR ☐ DR ☐ BD 1 ☐ BD 2 ☐ BD 3 ☐ BD 4 ☐ Other
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Rooms

- ☐ Walls, floors & ceilings intact & maintained
☐ LR ☐ DR ☐ BD 1 ☐ BD 2 ☐ BD 3 ☐ BD 4 ☐ Other
- ☐ No padlocks or interior key locks on doors
☐ LR ☐ DR ☐ BD 1 ☐ BD 2 ☐ BD 3 ☐ BD 4 ☐ Other
- ☐ Unobstructed egress within and out of home
☐ LR ☐ DR ☐ BD 1 ☐ BD 2 ☐ BD 3 ☐ BD 4 ☐ Other
- ☐ Adequate area & height & proper layout
☐ LR ☐ DR ☐ BD 1 ☐ BD 2 ☐ BD 3 ☐ BD 4 ☐ Other
- ☐ Fireplaces, wood stoves operable & maintained
☐ LR ☐ DR ☐ BD 1 ☐ BD 2 ☐ BD 3 ☐ BD 4 ☐ Other
- ☐ No rubbish or garbage accumulation
☐ LR ☐ DR ☐ BD 1 ☐ BD 2 ☐ BD 3 ☐ BD 4 ☐ Other
- ☐ Basement bedrooms/rooms have egress windows
☐ LR ☐ DR ☐ BD 1 ☐ BD 2 ☐ BD 3 ☐ BD 4 ☐ Other
- ☐ Bedrooms and bathrooms have privacy doors
☐ BA 1 ☐ BA 2 ☐ BD 1 ☐ BD 2 ☐ BD 3 ☐ BD 4
- ☐ Closet lights away from combustibles, up to code and operable
☐ BD 1 ☐ BD 2 ☐ BD 3 ☐ BD 4 ☐ Other
- ☐ Kitchen floors in good condition
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Exterior Doors:

- ☐ Proper for egress and lockable
☐ Snug fit, operable & unbroken
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Building Exterior:

- ☐ Roof waterproof & maintained
☐ Walls, foundations, chimney maintained
☐ Porches solid & maintained
☐ Guardrails on porches over 30" high
☐ Handrails if 4 or more steps
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Yard:

- ☐ Grass, shrubs, trees maintained to code
☐ Accessory structures maintained to code
☐ No illegal vehicles or illegal parking
☐ No rubbish or garbage
☐ Have garbage containers with covers
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This is a checklist of common violations of the West Lafayette Housing-Property Maintenance Code (BOCA, 1978) as adopted by Ordinance 20-78 (Chapter 112, West Lafayette City Code). This checklist is not a comprehensive list of all code provisions and requirements applicable in the City of West Lafayette.