



Rental Inspection Checklist

City of Federal Heights
Community Services Department
2380 W. 90th Avenue
Federal Heights, Colorado 80260

All requirements listed are described in greater detail in Article V, Chapter 10 of the Federal Heights Municipal Code.

PROPERTY INFORMATION

DATE:

Address

Year Built

Number of Bedrooms

Number of Bathrooms

Unit Occupied

Agent Present

Property Owner/Address/Phone

Local Agent/Address/Phone

1. Space and Occupancy Standards				
Checklist Items	Pass	Fail	N/A	Comments
1.1 Improper Occupancy (not built for residential purpose)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
1.2 Ceiling Height (7 ft. over 50% of floor area)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
1.3 Floor Area (150 sf + 100 sf per addnl resident and 70 sf sleeping room + 30 sf per addnl resident)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
1.4 Room width (7' min., toilet room: 27 in. clear space)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
1.5 Light: Window area > 10% of room floor area, hallways: min. 5 foot candles	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
1.6 Ventilation, rooms: operable window 1/20 floor area of room, or approved mech. air exchanger	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
1.7 Ventilation, bathroom: operable window 1.5 sf min, or approved fan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
1.8 Ventilation, clothes dryer: vents to outdoors, clear of debris	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

2. Sanitation				
Checklist Items	Pass	Fail	N/A	Comments
2.1 Access to toilet, lavatory, and bathtub/shower	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2.2 Condition of plumbing, hot and cold running water	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2.3 Lavatory in same room as toilet	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2.4 Toilet, bathtub or shower in private, enclosed space	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2.5 Bathtub/shower enclosure condition	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2.6 Kitchen sink w/ garbage disposal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2.7 Pipe openings sealed against insects and rodents	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2.8 Surfaces free of mold/mildew	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
3. Structural Requirements				
Checklist Items	Pass	Fail	N/A	Comments
3.1 General Condition of structure	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
3.2 Foundations (weather tight/watertight)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
3.3 Weather Protection (weather tight/watertight)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
3.4 Interior (floors, ceilings, walls, doors free of holes, cracks, breaks, trip hazards in flooring)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
3.5 Drainage (prevent dampness in basements, walls, ceilings, floors or erosion)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
4. Mechanical Requirements				
Checklist Items	Pass	Fail	N/A	Comments
4.1 Heating (maintain 68 degrees, installed to Code and not installed in a sleeping area)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

4.2 Water Heater (gas-fired water heaters not installed in sleeping areas)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
4.3 Mechanical Closets free of stored items, combustibles	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
4.4 Electrical: All equipment and wiring installed in a safe manner, no frayed or exposed wires	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
4.5 Electrical: All rooms and public hallways provided with approved outlet	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
4.6 Electrical: Exterior fixtures shall be free of broken or missing globes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
4.7 Electrical: Breaker panels shall be readily accessible	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
4.8 Extension Cords shall not be used as permanent electrical wiring or for required outlets or extend from one room to another	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
4.9 Exits, General: Buildings shall be provided with exits and have access to the public way per Code	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
4.10 Exits, Units: Access provided to exterior or public corridor leading to exterior.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
4.11 Exits, Sleeping Rooms: Basement sleeping rooms shall have at least one operable window meeting Code for emergency escape.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
4.12 Appliances: Maintained in good working and sanitary condition.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
5. Fire Protection				
Checklist Items	Pass	Fail	N/A	Comments
5.1 Fire rated assemblies and fire protection equipment shall be maintained in working order	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
5.2 Smoke detectors: provide according to Code	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
5.3 Carbon Monoxide detectors: provide according to State and Building Code regulations	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

6. Exterior Maintenance				
Checklist Items	Pass	Fail	N/A	Comments
6.1 Exterior finish/Graffiti	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
6.2 Condition of molding/cornice	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
6.3 Condition of chimney, antennae, vents, gutters, downspouts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
6.4 Condition of windows & doors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
6.5 Window screen condition	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
6.6 Free of rodents/insects/vermin	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
6.7 Visible address, 4 inch high numbers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
6.8 Condition of accessory structures	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
6.9 Colorado Data Plate (Mobile Homes Only)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
7. Site or Lot Maintenance				
Checklist Items	Pass	Fail	N/A	Comments
7.1 Accumulation of weeds/junk/stagnant water	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
7.2 Condition of parking areas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
7.3 Condition of landscaping	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
7.4 Trash enclosure condition	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
7.5 Water/Sanitary/Sewer service condition	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Additional notes:

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

Rental Property Inspector_____