



## Property Inspection Checklist

Windermere Property Management provides an extensive interior rental inspection of the below items. We report and fix anything that is amiss, as well as provide full documentation complete with photograph for your records and ours, while recommending upcoming maintenance in a timely fashion.

**Appliances** – are all appliances in clean and functioning order?

**Sinks** - do they drain properly, are there leaks, do the faucets turn off all the way?

**Cabinets** - do they close properly, are there stains or scratches, are there handles bent or missing?

**Countertops** - are they stained or scratched, will they need replacement soon?

**Floors** - does the flooring need replacement or simply cleaning? Should your property have carpet, does it make financial sense to consider other options?

**Tiles** - is the grout stained or cracked? Are any tiles chipped? Do tiles need replacing?

**Toilets** - do toilets flush and refill properly? Is the seat cracked or misaligned? Is the toilet secure to the floor?

**Doors** - are there any holes, dents or scratches? Do the doors close properly? Are there gaps around door? Is there a need for weather-proofing or new locks?

**Alarms** - Do the smoke and CO alarm function properly and have working batteries? Is more than one needed in the dwelling? Have tenants taken any down?

**Windows** - do all windows open, close and lock properly? Are there drafts? Are the blinds/shades/drapes in good condition? Should replacements be scheduled for window treatments at move-out?

**Water Heater** - is there a functioning leak alert alarm? Is the drip pan the right size? When was the last maintenance done and when will it need replacement? Are there earthquake straps?

**Exterior** – Does property need a moss treatment? Are the gutters clean and functioning properly? Does property need pressure washed? Are there crawl space covers? Any recommendations for landscaping? If applicable, are tenants taking care of the lawn properly?