



# Residential Rental Inspection Checklist

## Property contact information

Residential rental property primary address: \_\_\_\_\_

City: Denver

Zip: \_\_\_\_\_

Property owner/manager name: \_\_\_\_\_

Email: \_\_\_\_\_

Phone: \_\_\_\_\_

## Inspection details

Type of inspection

Inspection

Re-inspection

Inspection date: \_\_\_\_\_

Total number of units: \_\_\_\_\_

Number of units inspected: \_\_\_\_\_

Inspected by: \_\_\_\_\_

Inspection company (if applicable):  
\_\_\_\_\_

Email: \_\_\_\_\_

Phone: \_\_\_\_\_

The number of units inspected is 10% of the total units for the residential rental property plus any checklist items related to shared utilities or common areas. Note: For any residential rental property where there is a below grade unit, items 1.3 and 5.3 must be verified.

I certify that all items have been marked as compliant/correct or not applicable. Leave this box blank if items are non-compliant. Inspections submitted with checklist items marked non-compliant will be considered incomplete. Non-compliant items must be resolved within 90 days of application.

*By signing this form, the licensed inspector certifies that they performed the housing inspection for the rental property indicated following the requirements instructed in the checklist. The inspector also certifies that they have no financial interest in the property & is not related in any way to the owner/agent or tenant.*

Inspector signature: \_\_\_\_\_

Date: \_\_\_\_\_

## Inspection report

List the unit numbers inspected. (This section to be completed for each unit inspected)







**Legend:**

C = Compliant/Correct

NC = Non-compliant

NA = Not applicable

Item	Section 1 – Egress	C	NC	NA
1.1	Egress to Ground Level, Stairs in Good Condition & Emergency Exits Clear (RH, 2-202 A-C)			
1.2	Lighting of Halls & Stairways – Multi-Unit Dwellings (RH, 2-205 C)			
1.3	Dual Egress for Below Grade Units – Basement (RH, 2-202 D)			
Item	Section 2 – Water Systems	C	NC	NA
2.1	Dwelling connected to Municipal or approved Water System (RH, 2-203 A 1)			
2.2	Hot Water Minimum Temperature 110°F (RH, 2-207 C 1)			
2.3	Gas-Fired Water Heater Location (RH, 2-207 C 3)			
2.4	Water Heater provided with Pressure/Temp Relief Valve (RH, 2-207 C 8)			
2.5	Toilet Working Properly & Connected to Approved Water & Sewer System (RH, 3-301 B 1)			
2.6	Bathtubs & Showers in Good Condition (RH, 3-301 D 2)			
Item	Section 3 - Electrical	C	NC	NA
3.1	Outlets & Fixtures Installed Properly (RH, 2-206 A 1)			
3.2	Total Circuitry Limits; No Make-Shift Outlets; Wiring in Good Condition (RH, 2-206 B 1-2)			
3.3	At least 1 GFCI Outlet in All Bathrooms (RH, 2-212 C)			
3.4	Free of Unsafe Extension Cords & Makeshift Wiring (RH, 2-206 B 4-5)			
Item	Section 4 – Fire Safety	C	NC	NA
4.1	Smoke & CO Detector; Fire Extinguisher Present (DRMC, 27-195)			
4.2	Furnace Room Door Requirements are Met – Basement (RH, 2-201 C)			
4.3	Boiler/Furnace have approved Safety Devices (RH, 2-207 A 3-4)			
4.4	Gas Supply Pipes in Good Condition (RH, 2-207 A 1)			
Item	Section 5 – Walls, Roof & Foundation	C	NC	NA
5.1	Free of Holes in Walls or Roof; Deteriorating Paint (RH, 2-208 A)			
5.2	Free of Lead Hazards & Hazards Associated with Water Intrusion (RH, 2-209 A 2)			
5.3	Free of Leaks in Below Grade Units – Basement (RH, 2-201 B 1)			
5.4	Foundation Secure & Free of Visible Decay (RH, 2-208 B)			
Item	Section 6 – Trash	C	NC	NA
6.1	Regular Trash Removal; Free of Excessive Odors & Accumulation (RH, 2-214 D-F)			
Item	Section 7 – Pest Control	C	NC	NA
7.1	Free of Pest Infestation (RH, 2-215 A)			
7.2	Regular Pest Removal & Control Devices as Necessary (RH, 2-215 C)			
Item	Section 8 – Required Utilities, Equipment and Services	C	NC	NA
8.1	Capable of Maintaining Minimum Room Heating Temperature of 70°F (RH, 2-207 B 1)			
Item	Section 9 – Safe & Sanitary	C	NC	NA
9.1	Safe & Sanitary for Human Habitation (DRMC, 27-21)			

Initial inspection date	Non-compliant checklist item	Unit number	Verified resolved date (non-compliant items must be resolved within 90 days of application)	Inspector's initials

Comments:

If submitting a re-inspection:

I certify all reinspect items have been resolved.

(non-compliant items must be resolved within 90 days of application)