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MAINTENANCE CHECK LIST			Kitchen	Living room	Dining room	Front bedroom	Mid bedroom	Rear bedroom	Bathroom	Hallway	Laundry / Utility	Other	Comments
ITEM ⇓	CONDITION ⇓	ROOM ⇒											
WINDOWS	Panes cracked/broken												
	Water damaged												
	Sash cords defective												
	Locks defective												
	New window												Permit(s) required
	Other (describe)												
DOORS	Lock defective/missing												
	Gaps												
	Veneer/paint damaged												
	Hinges loose												
	Viewer missing												
	Drags on frame												
	Other (describe)												
FLOOR COVERING	Torn / dented												
	Unsanitary												
	Water damaged												
	Other (describe)												
CEILING AND WALLS	Holes / cracks												
	Paint damaged												
	Mold												
	Other (describe)												
PLUMBING	Toilet caulking												

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MAINTENANCE CHECK LIST			Kitchen	Living room	Dining room	Front bedroom	Mid bedroom	Rear bedroom	Bathroom	Hallway	Laundry / Utility	Other	Comments
ITEM ⇓	CONDITION ⇓	ROOM ⇒											
FIXTURES	Toilet bolts not cut off / no caps												
	Toilet seat unsanitary												
	Tub caulking / grout												
	Tub drips												
	Tub walls damaged												
	Sink caulking												
	Sink drips												
CABINETS	Counter no end caps												
	Counter damaged												
Appliances	Refrigerator damaged		Stove damaged					Washer / dryer damaged					Other (describe)
WIRING	Cover plates damaged												
	Exposed wiring												
	Outlets not grounded												
	Outlets illegally wired												
	Switch/outlet within tub												
	Light fixture no cover												
	Other (describe)												
ROOF SYSTEM	Water intrusion / damage												
	Membrane / shingles damaged / missing												
	Downspouts / gutters damaged / missing												
	Other (describe)												

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ITEM ⇓	CONDITION ⇓	ROOM ⇒											
PLUMBING	Non conforming installation												
	Dilapidated pipes												
	Sewage on the floor												
	Open sewer lines												
	Leaks (water supply)												
	Other (describe)												
HEATING	No heat												
	Inoperative heat												
	Insufficient heat / improper location												
	No proper venting												
	Thermostat damaged / missing												
	New unit												Requires permit(s) for installation (electrical / plumbing / mechanical)
	Other (describe)												
FIRE SYSTEM	Smoke detector defective / missing												
	Fire extinguisher expired / missing												
	Fire hoses dilapidated												
	Fixed window bars												(Habitable rooms only)
	Other (describe)												
VERMIN	Roach infestation												
	Rodent infestation												

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ITEM ⇓	CONDITION ⇓	ROOM ⇒											
	Bed bugs												
	Eggs / nesting												
	Other (describe)												

WATER HEATER	New appliance (requires permit)		VENTING (All gas appliances)	Flue too short		MISCELLANEOUS ISSUES (Circle as needed)	BASEMENT flooding, foundation, leaks, rot, undermining, vermin.
	No safety valve			Flue missing cap			ILLEGAL DWELLING UNIT
	No pipe for safety valve			Flue in contact with wood siding			ILLEGAL REMODELING / CONSTRUCTION
	Safety valve pipe illegal installation			Flue undersized			WORK WITHOUT PERMITS
	No bracing			Flue missing altogether			FENCING / GATES (damaged, unprofessional repairs, missing).
WATER HEATER	Bracing non conforming		EXTERIOR	Trash and debris		MISCELLANEOUS ISSUES (Circle as needed)	STAIRS treads, risers, handrails, guardrails, stringers, nosings, paint, landings.
	No flexible water lines			Overgrowth			ADA compliance
	Supply lines no insulation			Trees pushing onto structure / roof			Fire alarm system, houses, sprinklers, extinguishers, emergency exits, lighting
	Flue no screws at draft diverter			Grounds not sloped properly			Fire place
	Flue downdraft			Flooding			Dilapidated lead paint
	Shut off valves non conforming installation			Walkways defective			OTHER (describe)