

Rental Inspection Expectations

Exterior of your property

- Grading & drainage
- Sidewalks & driveways
- Rodent harborage
- Accessory structures
 - Detached garages, fences, walls &c
- Swimming pools, spas & hot tubs
 - Clean, sanitary, and in good repair
 - Enclosures to such (fences/walls/barriers)

Exterior of the structure(s)

- Protective treatments of structures, porches, balconies, doors, windows, fences &c
 - Water sealer, paint, siding, decay-resistant wood/materials
- Premises identification
 - Address numbers
- Structural members
- Foundation walls
- Exterior walls
- Roofs & Drainage
 - Roof condition & gutters
- Overhang extensions
- Stairways, decks, porches & balconies
- Chimneys
- Handrails
- Window, skylight, & door frames

Interior of structure

- Structural members
 - Maintained in a structurally sound condition and capable of holding imposed loads
- Interior Surfaces
 - Maintained in clean & sanitary condition free of peeling or chipped paint, flaking or abraded paint
- Handrails & guards
- Stairs & walking surfaces
- Smoke detectors & carbon monoxide alarms

Rubbish & garbage

- Accumulation of rubbish & garbage
 - Interior structures shall be free from such accumulations

Pest infestation

- Infestation
 - All structures shall be kept free of rodents and insect infestation
 - When found, infestations shall be promptly exterminated

Light, ventilation, & occupancy limitations

- Natural or artificial light
 - Every habitable space, hallway, stairway, bathroom, and other spaces shall be maintained to provide natural or artificial light
- Ventilation
 - Every habitable space, hallway, stairway, bathroom, & other spaces shall be maintained to provide natural or mechanical ventilation
- Occupancy
 - Bedrooms shall not constitute the only means of access to other bedrooms or habitable spaces and shall not serve as the only means of egress from other habitable spaces

Plumbing requirements

- Required or provided plumbing systems and facilities shall be maintained in proper working order
- Plumbing fixtures
- Plumbing system hazards
- Drainage & venting
- Sewer systems

Mechanical & electrical requirements

- Heating & cooling facilities
 - Heat supply shall be maintained and must be capable of maintaining a temperature not less than 68°F in all habitable rooms
 - Cooling supply shall be maintained and must be capable of maintaining a temperature of not more than 77°F
- Electrical facilities shall be maintained in accordance with the applicable building code
 - Electrical components
 - Receptacles
 - Switches
 - Wiring
 - Fixtures

**These are examples of items to be inspected during the rental inspection process. This outline is not intended to represent the entirety of the items to be inspected nor includes all aspects of an inspection. For a complete and comprehensive guide to the details of an inspection, please refer to the 2018 Virginia Maintenance Code*

