



CITY OF MARGATE

RENTAL PROPERTY INSPECTION FORM

SINGLE FAMILY - DUPLEX - TOWNHOME/VILLA

Check All Applicable	Owner Verified	City Verified	Comments
INTERIOR AREAS			
Supplied cabinets/or shelves for storage of eating, drinking, cooking equipment are in sanitary condition and in good state of repair		_____	
Floor coverings are free of trip hazards		_____	
Electrical Outlets are functional and have cover plates		_____	
Ceilings are kept in good state of repair and free of loose, warped, protruding, rotted or missing material		_____	
All supplied facilities and equipment used by occupant shall be maintained in a safe, sanitary and good working condition		_____	
KITCHEN			
GFCI's are properly installed and in working condition		_____	
Light switches operate and have cover plates		_____	
Overhead lighting is operational and in good repair		_____	
Windows/windowpanes are intact, unbroken, and not cracked		_____	
Window screens, if installed, are in good condition		_____	
Stove burners and oven work safely with functioning door and knobs that turn completely off and on (if furnished)		_____	
Stove hood/filter and fan are working properly		_____	
Dishwasher functions properly (if furnished)		_____	
Garbage disposal is in good working order (if furnished)		_____	
Kitchen sink and faucets drain properly and are free from leakage		_____	
Refrigerator is in good working condition (if furnished)		_____	

All supplied facilities and equipment used by occupant shall be maintained in a safe, sanitary and in good working condition		_____	
SMOKE/CARBON MONOXIDE DETECTORS			
Required smoke/carbon monoxide detectors are in working order and have been tested and are in working order		_____	
BEDROOMS			NOTE BEDROOM #1, 2, 3, ETC
Windows are equipped with working locking devices that are accessible from the interior		_____	
Window screens are in good condition if supplied		_____	
Ceilings are kept in good state of repair and free of loose, warped, protruding, rotted or missing material		_____	
EMERGENCY EXIT FOR BEDROOMS/SLEEPING AREAS			NOTE BEDROOM #1, 2, 3, ETC
All windows or sliding glass doors in bedrooms are operable and open completely for emergency exit			
All exterior window guards open and have approved lock and release mechanisms for emergency exit			
BATHROOMS			NOTE BATHROOMS #1, 2, 3, ETC
Windows if installed are obscure and safety glass		_____	
GFCI's are properly installed and in working condition		_____	
Ceiling exhaust fan is in good working condition (if applicable)		_____	
Sink, bathtub, and toilet drain properly, and do not leak		_____	
Toilet sits securely on floor		_____	
Sinks, bathtubs and/or shower surrounds are in good condition		_____	
Light fixtures are secure and in working order		_____	
Towel bars and accessories are secure		_____	
ELECTRICAL SYSTEM REQUIREMENTS			
The dwelling has no exposed or bare live wires		_____	
Extension cords or electrical adapters are not excessive. Overloading electrical circuits is a fire hazard		_____	

Electrical panel, breakers/fuses are maintained and appear to be in good working condition		_____	
PLUMBING AND MECHANICAL REQUIREMENTS			
A/C unit both cools and heats as intended and is properly maintained.		_____	
Water heater works properly and supplies hot water as intended		_____	
Water heater has a working temperature and pressure relief valve and approved drain line on the pressure relief valve		_____	
Gas appliances are properly vented		_____	
Every plumbing fixture, water pipe, waste pipe gas line and drain line is maintained in good working condition and free of leaks, defects and obstructions		_____	
FIREPLACE (IF FURNISHED)			
Wood/gas fireplace is properly vented and maintained		_____	
VECTORS (INSECTS, RODENTS, BEES AND OTHER PESTS)			
Property is free of infestations that may cause health and safety issues or, if there is an infestation, it is being actively addressed in a timely manner by fumigation/other method. Owner to provide documentation if needed		_____	
EXTERIOR AREAS			
Ground surface(s) are free of hazards			
Exterior paint showing no signs of damaging deterioration			
Exterior walls are free of major cracks and erosion			
House numbers are visible from the street			
Walkways are safe			
Roofs appear to be in good repair and are watertight			
Gutter and downspouts are properly maintained (if applicable)			
Roof is clean free of mold and dirt			
Exterior lighting is in good working order			

Exterior stairs, guardrails, decks and balconies are in good condition			
Accessory structures are in good condition			
Shutters or hurricane protective devices are not in a closed/secured position			
Streetlights are not blocked by tree branches			
Trash receptacles cannot be at curbside earlier than 7:00 pm the night before pick-up or later than 9:00 pm on the day of collection		_____	
WINDOWS, DOORS AND LOCKS			
All windows and doors are fully operational			
Windows shall be weather tight and maintained without cracks holes and kept in a good state of repair			
Exterior doors open and shut properly		_____	
Sliding patio doors work properly including all locking and latching mechanisms		_____	
Every screen door is weather tight, weatherproof, without cracks and/or holes and in good repair		_____	
LANDSCAPING			
Grass/weeds are cut and maintained, including edging and string trimming			
Hedges are trimmed back from sidewalk/street and do not exceed 6-foot height			
Trees are trimmed so that no branch falls below 8 feet over sidewalks/canals and 14 feet over street			
Animal feces must be cleaned up/removed from yard			
GARBAGE/RECYCLING MATERIALS			
Garbage services and adequate refuse containers are provided on site			
No junk/trash/debris/vehicle parts/tires/appliances/furniture are stored outside			
Windows shall be weather tight and maintained without cracks or holes and kept in a good state of repair		_____	
POOLS			
Swimming pool gates and enclosures are in good condition. Gates are self-closing and self-latching			

Swimming pool water appears clear and clean			
Exterior house doors are equipped with alarms if children live on the premises			
Pool pump/circulator is operational			
PARKING			
Driveways/carports and parking areas are in good condition			
Boats/RV's/Permitted commercial vehicles (stock vehicles with commercial lettering) are parked on driveway or side of house not to protrude past front of house			
Prohibited commercial vehicles (Box trucks, tow trucks, tractor-trailers, commercial trailers, trucks with utility beds, buses, dump trucks, construction/commercial equipment) are not permitted			
FIRE EXTINGUISHERS IN KITCHEN & GARAGE			
Required fire extinguishers have been tested and are in working order		—	

Rental Property Address:

Affidavit of Residential Rental Property condition:

I hereby affirm the above-mentioned property meets Florida Building Code, Minimum Housing Codes, and is free of any Code of Ordinances violations. I acknowledge if there is a complaint or suspicion, the property may become in violation and must undergo and pass another Residential Rental inspection.

Date:

Signature of person completing form: _____

Print Name & Title of Person Completing Form (Owner, Manager, etc.):

OFFICIAL USE ONLY

INSPECTION RESULTS:

☐

PASS

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ADDITIONAL INSPECTION REQUIRED

DATE: _____

Code Officer Name & Signature:

Code Officer Contact information: