

Denver Rental License Pre-Inspection Checklist



Do a pre-inspection of your rental and ask yourself these questions. If the answer to any of these is “no” get it corrected before you have your inspection done on your rental home.

Does your home have safe means of egress to the ground level?

- Doors, windows, stairways, etc. should all be unobstructed.

Does your home have hot water over the 110 degree minimum?

- Per the inspectors I spoke to on any relatively newer home this is not going to be an issue so I’m not suggesting you test the temperature unless you have reason to suspect your hot water heater is not reaching a reasonably hot temperature.

Are all the outlets working and wired properly?

- To test this I’d suggest you order this tool from Amazon and go test the outlets yourself. It’s extremely intuitive and easy to use.
- If any of them show you the wiring is incorrectly done, I’d then have an electrician out to fix it before you have your inspection done.

Does each bathroom have a working GFCI outlet?

- If you’re not sure what that is here is a quick video explaining it and showing you how to test it.
- Note: Sometimes the GFCI won’t be in the bathroom itself, it could be in another room but the outlets in that bathroom are covered by the GFCI in the other room. So if you can’t find the GFCI in the bathroom itself check the kitchen and other bathrooms and see if it’s there.

Are there any frayed wires, exposed wires or extension cords being utilized where they shouldn’t be?

In the electrical panel are there any open breakers without slots covering them or signs of damage?

- Below are two helpful images. The check mark one is what it should look like and the red X one is an example of missing slot covers that must be replaced before inspection.



Do you have sufficient smoke detectors?

- This is a big area where you can easily fail so we want to cover a few things:
- The Denver checklist says you should have a smoke detector inside each bedroom AND outside each bedroom within 15 feet (note: if you have one that is within 15 feet of multiple bedrooms it can cover the requirement for the outside one on all those bedrooms) AND one on every occupiable level of the home.
- You need to have the smoke detectors hardwired with normal battery backup OR you can have battery-only smoke detectors, but if you go this route they need to be 10 year battery sealed tamper proof smoke detectors like this one.
- Smoke detectors must be the lesser of 10 years old or the manufacturer's maximum life expectancy, whichever is less. So check the dates and replace the whole unit if it's more than 10 years old.

Do you have sufficient carbon monoxide detectors?

- This is also a big area where you can easily fail so again watch this one closely.
- You should have a carbon monoxide detector on every occupiable level of a home AND within 15 feet of each bedroom.
- You need to have carbon monoxide detectors hardwired with normal battery backup OR you can have battery-only carbon monoxide detectors, but if you go this route they need to be 10 year battery sealed tamper proof carbon monoxide detectors like this one.

Do you have a fire extinguisher in an easily accessible location like under the kitchen sink?

- It doesn't have to be any certain type. Here is a highly rated [affordable one on Amazon](#).

Do you have a basement with a furnace in a room that opens into a bedroom?

- This would be rare in Central Park, but if the answer is yes then you should check to make sure the furnace is a "direct vent" furnace, which means it has two PVC pipes coming out of the furnace and exiting the home. (one for fresh air and one for exhaust). If it has that then you should pass the inspection fine. If it doesn't have that I think you should consult the full "[Rental Program Inspection Checklist Guidebook](#)" to make sure you address this issue appropriately.

Do you have any holes, cracks, breaks deteriorated paint or erosions which would allow weather, water, pests in or allow heat out?

- If so patch/seal these before inspection.

Was your property built before Jan 1, 1979 and does it have deteriorating paint?

- If so, review the Denver Rental Program Checklist Guidebook above for details on what you need to do to mitigate it.

Does your property have any pet waste or trash on it that would attract pests?

- Have any solid waste or trash on the property removed before the inspection.
- Are there any signs of pet infestation? If so, remove the signs of pest infestation. These include things like mice poop or wasps' nests. If there is some evidence of these things found at inspection you must have an active pest control plan in place that you can show to pass the inspection. (FYI we've used [Proof Pest Control](#) when we've had rentals with issues)

