

Rental Property Inspection Checklist for Ohio Landlords

This checklist is designed for landlords and real estate investors in Ohio to use during quarterly or semi-annual rental property inspections. It ensures compliance with Ohio landlord-tenant laws while protecting property value and tenant safety.

- 1. Provide tenants with at least 24 hours' notice before inspection (required under Ohio law).
- 2. Document property condition with photos and notes.
- 3. Inspect exterior: roof, gutters, siding, windows, landscaping.
- 4. Inspect interior: walls, ceilings, floors, doors, and windows for damage.
- 5. Check plumbing: faucets, toilets, water heaters, pipes for leaks or corrosion.
- 6. Inspect HVAC: replace filters, check heating and cooling functionality.
- 7. Test electrical: outlets, switches, smoke detectors, CO detectors, and lighting.
- 8. Look for signs of pests or infestations and schedule pest control if needed.
- 9. Check appliances (stove, refrigerator, dishwasher, washer/dryer) for proper operation.
- 10. Review tenant compliance with lease terms (pets, unauthorized occupants, cleanliness).
- 11. Ensure safety measures: handrails, locks, fire extinguishers, and overall code compliance.
- 12. Conduct follow-up: schedule repairs promptly and communicate findings with tenants.
- 13. Maintain written inspection reports for legal and financing purposes.
- 14. Use inspection records to support financing applications with lenders like GHC Funding.

Tip: Regular inspections protect your investment and strengthen your ability to secure financing. Visit GHC Funding (www.ghcfunding.com) or call 833-572-4327 to explore DSCR loans, SBA 7a, SBA 504, Bridge Loans, and Alternative Real Estate Financing designed for Ohio investors.