Florida Rental Property Inspection Checklist

General template, not legal advice. Have a Florida attorney review before use. Last reviewed October 29, 2026.

Use this for routine, seasonal or drive-by inspections during a tenancy. Give the notice the law and lease require before entering, keep the visit focused on the condition of the home, and photograph problems rather than the tenant's belongings. Turn every problem into a work order with a due date.

> Notice before entry in Florida: For repairs, the landlord must give at least 24 hours of notice and enter between 7:30 a.m. and 8:00 p.m., except in an emergency or with the tenant's consent. (Florida Statutes section 83.53)

Property address and unit _____

Tenant name _____

Inspection date and time _____

Notice given on (date and method) _____

Inspection type (routine, seasonal, move-in, move-out, drive-by) _____

Inspected by _____

Life safety

- ☐ Smoke alarms present and working on every level and in or near each bedroom.
- ☐ Carbon monoxide alarms present and working where required.
- ☐ Fire extinguisher charged and accessible, if provided.
- ☐ Exits and bedroom windows open freely and are not blocked.
- ☐ Stair railings and handrails secure.
- ☐ No exposed wiring, missing outlet covers or overloaded power strips.
- ☐ Gas appliances vented, with no gas smell.

Water and moisture

- ☐ No leaks under sinks or around toilets, tubs and showers.
- ☐ No stains, bubbling or soft spots on ceilings, walls or floors.
- ☐ No visible mold or musty smell.
- ☐ Caulk and grout intact in wet areas.
- ☐ Water heater shows no rust, leaks or pooling.
- ☐ Gutters and downspouts carry water away from the foundation.

Systems and appliances

- ☐ Heating works and the filter was changed within schedule.
- ☐ Cooling works, with the condensate line clear.
- ☐ Water pressure and hot water normal.
- ☐ Kitchen appliances working.
- ☐ Washer and dryer working, dryer vent clean.
- ☐ Doors, locks and windows open, close and lock.

Interior condition

Area	Condition (good, fair, needs work)	Notes and photo number
Living areas		
Kitchen		
Bathrooms		
Bedrooms		
Floors and carpet		
Walls and paint		

Exterior and grounds

- ☐ Roof, siding and trim show no visible damage.
- ☐ Walkways and driveway free of trip hazards.
- ☐ Yard maintained as the lease requires.
- ☐ Exterior lights working.
- ☐ No signs of pests, such as droppings, nests or gnaw marks.
- ☐ Fences and gates secure.

Lease compliance

- ☐ Occupants match the lease.
- ☐ Pets match the lease or pet addendum.
- ☐ No smoking signs where smoking is not allowed.
- ☐ No unapproved alterations.
- ☐ No hazardous items or code violations, such as blocked exits.

Follow-up

Issue found	Who is responsible (landlord or tenant)	Action and work order number	Due date	Done

A copy of the findings that need the tenant's action will be sent to the tenant in writing by _____ (Date).

Inspector signature

Printed name

Date

Tenant (optional) signature

Printed name

Date

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