

Mechanical, roof, restrooms, lighting, elevators, grounds — one loop.

13 items in 6 areas. Tick one rating per item; write what you see, and number any photo you take next to the item it belongs to.

PROPERTY _____ INSPECTED BY _____ DATE _____

Scale: ☐ Good ☐ Fair ☐ Poor ☐ N/A · Fair and Poor items become work orders in the app

MECHANICAL ROOM

Boilers / chillers operating, no alarms _____ ☐ Good ☐ Fair ☐ Poor ☐ N/A

Pumps, leaks & drips _____ ☐ Good ☐ Fair ☐ Poor ☐ N/A

Filters, belts & strainers _____ ☐ Good ☐ Fair ☐ Poor ☐ N/A

ROOF

Drains & scuppers clear _____ ☐ Good ☐ Fair ☐ Poor ☐ N/A

RTU condition, panels & condensate _____ ☐ Good ☐ Fair ☐ Poor ☐ N/A

Membrane, flashing & penetrations _____ ☐ Good ☐ Fair ☐ Poor ☐ N/A

RESTROOMS

Fixtures, flush valves & leaks _____ ☐ Good ☐ Fair ☐ Poor ☐ N/A

Supplies, dispensers & ventilation _____ ☐ Good ☐ Fair ☐ Poor ☐ N/A

LIGHTING

Common areas & stairwells _____ ☐ Good ☐ Fair ☐ Poor ☐ N/A

Exterior, parking & signage _____ ☐ Good ☐ Fair ☐ Poor ☐ N/A

ELEVATORS

Operation, leveling & certificate current _____ ☐ Good ☐ Fair ☐ Poor ☐ N/A

GROUNDS

Walkways, trip hazards & ice/snow _____ ☐ Good ☐ Fair ☐ Poor ☐ N/A

Irrigation, drainage & dumpster
area

☐ Good ☐ Fair ☐ Poor ☐ N/A

SUMMARY AND ACTION ITEMS

SIGNATURES

Inspector

Resident / client

Date