



# The City of Roeland Park, Kansas

4600 West Fifty-First Street  
Roeland Park, Kansas 66205  
City Hall (913) 722-2600 – Fax (913) 722-3713

## RENTAL INSPECTION REPORT: ROELAND PARK, KS Rental License #\_\_\_\_\_

### A. General Information

Street Address of Inspected Unit: \_\_\_\_\_

Date of Inspection: \_\_\_\_\_

Current Address of property owner/designee:

Name: \_\_\_\_\_

Street Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

### B. How to fill out This Checklist:

Area	Checklist Category
Room by Room	1. Living Room 2. Kitchen 3. Bathroom 4. All Other Rooms Used for Living 5. All Secondary Rooms Not Used for Living
Outside	6. Building Exterior
Basement or Utility Room	7. Heating and Plumbing
Overall	8. General Health and Safety

- Each part of this checklist will be accompanied by an explanation of the item to be inspected.
- Important: Check only one box per numbered item in the “decision” section.
- In the “repairs required” section if failed, write what repairs are needed.
- If “pass” but there are additional code items or items not consistent with rehab standards write them in the “repairs required” section.

Item #	Description	DECISION		Repairs Required
		Yes PASS	No FAIL	
1.1	LIVING ROOM PRESENT: Is there a living room?			
1.2	ELECTRICITY: Are there at least two working outlets or one working outlet and one working light fixture?			
1.3	ELCTRICAL HAZARDS: Is the room free from electrical hazards?			
1.4	SECURITY: Are all windows and doors that are accessible from the outside lockable?			
1.5	WINDOW CONDITION: Is there at least one window, and they free of signs of severe deterioration or missing or broken out panes?			
1.6	CEILING CONDITION: Is the ceiling sound and free from hazardous defects?			
1.7	WALL CONDITION: Are the walls sound and free from hazardous defects?			
1.8	FLOOR CONDITION: Is the floor sound and free from hazardous defects?			
1.9	GENERAL CONDITION OF PAINT: Are all interior surfaces free of cracking, scaling, peeling, chipping, and loose paint?			
1.10	WEATHER STRIPPING: Is weather stripping present and in good condition on all windows and exterior doors?			
1.11	OTHER:			
1.12	OTHER:			

Item #	Description	DECISION		Repairs Required
		Yes PASS	No FAIL	
2.1	KITCHEN AREA PRESENT: Is there a kitchen?			
2.2	ELECTRICITY: Is there at least one working electric outlet and ne working, permanently installed light fixture?			
2.3	ELECTRICAL HAZARDS: Is the kitchen free from electrical hazards?			
2.4	SECURITY: Are allw indowsn and doors that are accessible from the otuside lockable?			
2.5	WINDOW CONDITION: Are all windows free of signs of deterioration or missing or borken out panes?			
2.6	CEILING CONDITION: Is the ceiling sound and free from hazardous defects?			
2.7	WALL CONDITION: Are the walls sound and free from hazardous defects?			
2.8	FLOOR CONDITION: Is the floor sound and free from hazardous defects?			
2.9	GENERAL CONDITION OF PAINT: Are all interior surfaces free of cracking, scaling, peeling, chipping, and loose paint?			
2.10	STOVE OR RANGE WITH OVEN: Is there a working oven and stove (or range) with top burners that work?			
2.11	REFRIGERATOR: Is there a refrigerator that works and maintains a temperature low enough so that food does not spoil over a reasonable period of time?			
2.12	SINK: Is there a kitchen sink that works with hot and cold running water? Does the sprayer work with hot/cold water. Does the disposal system work? Is there a seal where the drain goes through the wall? Are there no leaks?			
2.13	SPACE FOR STORAGE AND PREPARATION OF FOOD: Is there space to store and prepare food?			
2.14	WEATHER STRIPPING: Is weather stripping present and in good condition in all windows and exterior doors?			
2.15	OTHER:			
2.16	OTHER:			

Item #	Description	DECISION		Repairs Required
		Yes PASS	No FAIL	
3.1	BATHROOM: Is there a bathroom?			
3.2	ELECTRICITY: Is there at least one permanently installed light fixture and one outlet?			
3.3	ELECTRICAL OUTLET: Is there a working outlet present and is it GFCI?			
3.4	ELECTRICAL HAZARDS: Is the bathroom free from electrical hazards?			
3.5	SECURITY: Are all windows and doors that are accessible from the outside lockable?			
3.6	WINDOW CONDITION: Are all windows free of signs of deterioration or missing or broken out panes?			
3.7	CEILING CONDITION: Is the ceiling sound and free from hazardous defects?			
3.8	WALL CONDITION: Are the walls sound and free from hazardous defects?			
3.9	FLOOR CONDITION: Is the floor sound and free from hazardous defects?			
3.10	GENERAL CONDITION OF PAINT: Are all interior surfaces free of cracking, scaling, peeling, chipping, and loose paint?			
3.11	FLUSH TOILET IN ENCLOSED ROOM IN UNIT: Is there a working toilet in the unit for exclusive private use of the tenant?			
3.12	FIXED WASH BASIN OR LAVATORY IN UNIT: Is there a working, permanently installed wash basin with hot and cold running water in the unit? Does it drain properly? Are there no leaks?			
3.13	TUB OR SHOWER IN UNIT: Is there a working tub or shower with hot and cold running water in the unit?			
3.14	VENTILATION: Are there openable windows or a working vent system?			
3.15	WEATHER STRIPPING: Is weather stripping present and in good condition on all windows?			
3.16	OTHER:			
3.17	OTHER:			

Item #	Description	DECISION		Repairs Required
		Yes PASS	No FAIL	
4.1	ROOM CODE and ROOM LOCATION: right/left _____ front/rear _____ floor level _____			ROOM CODES 1 = Bedroom or any other room used for sleeping 2 = Dining room or area 3 = Second living room, den, playroom, TV room 4 = Entrance halls, corridors, halls, staircases 5 = additional bathroom 6 = Other
4.2	ELECTRICITY: If room once = 1 are there at least two working outlets or one working outlet and one working, permanently installed light fixture? If room code does not equal 1 is there a means of illumination?			
4.3	ELECTRICAL HAZARDS: Is the room free from electrical hazards?			
4.4	SECURITY: Are all windows and doors that are accessible from the outside lockable?			
4.5	WINDOW CONDITION: If room code = 1 is there at least one window? And, regardless of room code, are all windows free of signs of severe deterioration or missing or broken out panes?			
4.6	CEILING CONDITION: Is the ceiling sound and free from hazardous defects?			
4.7	WALL CONDITION: Is the wall sound and free from hazardous defects?			
4.8	FLOOR CONDITION: Is the floor sound and free from hazardous defects?			
4.9	GENERAL CONDITION OF PAINT: Are all interior surfaces free of cracking, scaling, peeling, chipping, and loose paint?			
4.10	WEATHER STRIPPING: Is weather stripping present and in good condition on all windows and external doors?			
4.11	SMOKE DETECTOR: Is there a working smoke detector in all bedrooms?			
4.12	OTHER:			
4.13	OTHER:			

Item #	Description	DECISION		Repairs Required
		Yes PASS	No FAIL	
5.1	NONE: GO TO NEXT PAGE			
5.2	SECURITY: Are all windows and doors that are accessible			
5.3	ELECTRICAL HAZARDS: Are all these rooms free from electrical hazards?			
5.4	OTHER HAZARDOUS FEATURES: Are all of these rooms free of any potentially hazardous features? For each room with an "other potentially hazardous feature" explain hazard and means of control of interior access to room.			
5.5	OTHER:			
5.6	OTHER:			

Item #	Description	DECISION		Repairs Required
		Yes PASS	No FAIL	
7.1	ADEQUACY OF HEATING EQUIPMENT: A. Is the heating equipment capable of providing adequate heat (either directly or indirectly) to all rooms used for living? B. Are all connections to the furnace proper and in good condition? Are all covers in place? C. Are pipes and ducts located in unconditioned space insulated?			
7.2	SAFETY OF HEATING EQUIPMENT: Is the unit free from unvented fuel burning space heaters, or any other type of unsafe heating conditions?			
7.3	VENTILATION AND ADEQUACY OF COOLING: Does this unit have adequate ventilation and cooling by means of operable windows or a working cooling system?			
7.4	HOT WATER HEATER: Is hot water located, equipped, and installed in a safe manner?			
7.5	WATER SUPPLY: Is the unit served by an approvable public or private sanitary water supply?			
7.6	PLUMBING: Is plumbing free from major leaks or corrosion that causes serious and persistent levels of rust or contamination of the drinking water?			
7.7	SEWER CONNECTION: Is the plumbing connected to an approvable public or private disposal system, and is it free from sewer back up?			
7.9	OTHER:			
7.10	OTHER:			

Item #	Description	DECISION		Repairs Required
		Yes PASS	No FAIL	
8.1	ACCESS TO UNIT: Can the unit be accessed without having to go through another unit?			
8.2	EXITS: Is there an acceptable fire exit from this building that is not blocked?			
8.3	EVIDENCE OF INFESTATION: Is the unit free from rats or severe infestation by mice or vermin?			
8.4	GARBAGE AND DEBRIS: Is the unit free from heavy accumulation of garbage or debris inside and outside?			
8.5	REFUSE DISPOSAL: Are there adequate covered facilities for temporary storage and disposal of food waste, and are they approved by a local agency?			
8.6	INTERIOR STAIRS AND COMMON HALLS: Are interior stair and common halls free from hazards to the occupant because of loose, broken or missing steps on stairways, absent or insecure railings; inadequate lighting, or other hazards?			
8.7	OTHER INTERIOR HAZARDS: Is the interior of the unit free from any other hazards not specifically identified previously?			
9	INTERIOR AIR QUALITY: Is the unit free from abnormally high levels of air pollution from vehicular exhaust, sewer gas, fuel gas, dust or other pollutants?			
8.9	SITE AND NEIGHBORHOOD CONDITIONS: Are the site and immediate neighborhood free from conditions, which would seriously and continuously endanger the			
8.10	CARBON MONOXIDE DETECTOR: Does the unit have at least one functioning carbon monoxide detector?			
8.11	OTHER:			
8.12	OTHER:			