



*Amelia Barrett, Owner/Broker*

Serving Nevada &  
Placer Counties

## Mechanical Checklist

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

\_\_\_\_\_, California, \_\_\_\_\_  
City: \_\_\_\_\_ Zip: \_\_\_\_\_

- General rule: check for proper operation of electrical, plumbing (including hot and cold running water), and heating facilities. Also check to make sure the unit has effective waterproofing and weather protection as well as proper locks on all exterior doors and windows.**
- Check all exterior doors for proper closing and that the locks operate properly.
- Check all windows for proper operation and that all latch or lock properly.
- Check for all window screens making sure they are all there, fit properly and are free from holes or tears.
- Check that all interior doors are free from damage and that they operate correctly and latch properly.
- Check that all interior doors have a door bumper or door stop to prevent them from hitting the wall or another door.
- Check all wardrobe closet doors for proper operation so that they roll easily and stay on their tracks.
- Check water heater for any signs of leaking or electrolysis around any of the connections.
- Check water heater for earthquake strapping to code.
- Check washer connections to ensure that they are free from leaks.
- Check under all sinks and toilets at the water shutoffs and surrounding areas for evidence of leaks.
- Check all tub and sink faucets for leaks and ensure proper operation.
- Check all cabinets for proper operation of doors and drawers.
- Check caulking and grout at all countertops and tub or shower surrounds.
- Towel bars, towel rings, toilet paper holders other bath hardware; tighten as needed.
- Light fixtures, all bulbs working, plastic lenses intact
- Smoke detectors: Two times per year check for proper operation and CHANGE BATTERIES AS NEEDED. All units must have a smoke detector centrally located outside each sleeping area (bedroom or group of bedrooms). Anything built after August 14, 1992 must have a hard-wired smoke detector in each bedroom.
- Carbon Monoxide Detectors are required if unit has a fossil fuel burning heater or appliance, fireplace, or an attached garage. They must be battery powered, plug-in, plug-in with battery back up or hard-wired with batter backup. Two time per year check for proper operation and CHANGE BATTERIES AS NEEDED.
- Furnace filter: change if not new.
- Check overhead garage door for proper operation.
- Check all cabinet drawers for proper operation that they slide smoothly.
- Check all cabinet doors that they close all the way.
- If there is a pool, check compliance with Pool Safety Act of 2007

**DISCLOSURE:** This should not be used in place of following applicable laws. It is the landlord's responsibility to ensure that all applicable laws are met/followed and that the property is in compliance. Users of this checklist will not hold Barrett Property Management or it's agents liable for failure to comply with applicable laws.

POB 85, Nevada City, CA 95959 530.470.3272 ab.barrettpm@gmail.com DRE Lic. No. 01732628

WWW.BARRETTTPM.COM