

## Fairway Oaks Condominium, Inc.

245 Amherst Avenue, Sarasota, FL 34232

### Rental Inspection Report Check List

**Repairs and maintenance.** LESSOR agrees to comply with the policy of quarterly inspections and provide copy of such to Fairway Oaks Condominium, Inc. Association. Failure to do so on the set timely basis established quarterly will determine neglect on the part of owner and all repairs will then be the sole responsibility of the owner. Lessee agrees to maintain in good working order the following (only if checked, otherwise they are the sole obligation of the LESSOR as set in lease agreement- copy to office):

| √ | Item inspected   | Comments |
|---|--|----------|
|   | Check for ceiling water spots for possible roof leaks (should be reported immediately)   |          |
|   | Check exterior doors for wear and tear and possible damage or paint needed   |          |
|   | Check for torn screens on windows, lanais, and front screen doors, if applicable   |          |
|   | Check for any plumbing leak in kitchen, bathrooms, and outside water spigots   |          |
|   | A/C check cool and heat- check for leaks   |          |
|   | Check if tenants are keeping the surrounding common areas clean or allowing trash/items to build up. Are they storing unapproved items on lanai or carport areas?            |          |
|   | Are tenants keeping garbage cans tidy, clean, and behind unit except when pick up is scheduled (to be put out on Wed eve, pick up is Thurs, can to be in back by Fri 12pm)   |          |
|   | Is the front flower bed weeded (this is the responsibility of the owner)   |          |
|   | Check for evidence of roaches, ants, rodents, fleas, bedbugs. Termite activity only must be reported to office at Fairway Oaks. All others are responsibility of the Owners. |          |
|   | Check for operational windows and any cracked window panes (Owner responsible)   |          |
|   | Check with tenants about any electrical problems or repairs needed   |          |
|   | Check inside walls for cracks (Owner responsibility to maintain and repair)  |          |
|   | Replace A/C filter - If tenant is checking this item, please have them initial in comments   |          |
|   | Check Smoke detectors (incl. Batteries)<br>If tenant is checking this item, please have them initial in comments   |          |
|   | Other: Lessee responsible for:   |          |

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

Inspected by: \_\_\_\_\_ Date: \_\_\_\_\_