

PRELIMINARY SAFETY AND LIABILITY CHECKLIST

_____ **TEST HOT WATER TEMPERATURE**, MAKE SURE < 120 DEGREES – BUY THERMOMETER FROM AMAZON.COM \$5- \$20

_____ **REMOVE ANY FURNITURE** OR ITEMS WHICH COULD BE UNSAFE

_____ **TEST ALL SMOKE DETECTORS** USING ARTIFICIAL SMOKE – BUY FROM AMAZON.COM FOR \$5-\$10 A CAN

_____ **FRESH BATTERIES IN ALL SMOKE DETECTORS** – REPLACE ALL WITH 10 YEAR SMOKE DETECTORS IF POSSIBLE.

_____ **REPLACE ALL WATER FEED LINES** WITH STEEL BRAIDED LINES – DISHWASHER, TOILET, SINKS, REFRIGERATOR, CLOTHES WASHER

_____ **LOCATE WATER SHUT OFF VALVE/BREAKER PANEL(S)** AND INDICATE ON INFO SHEET - MOUNT INFO SHEET IN PLASTIC SLEEVE ON A WALL OR DOOR

_____ **UTILITIES IN TENANT'S NAME** PRIOR TO KEYS GIVEN TO TENANT

_____ **SECURE ALL ATTICS** WITH COMBINATION LOCK AND HASP – BUY HASPS AND SET COMBINATION THE SAME ON ALL HOUSES

_____ **INSURANCE PAID UP** TO DATE WITH NO DOG EXCLUSION

_____ **INSTALL GFI OUTLETS** IN ALL WET AREAS (BATH, KITCHEN, SINK AREAS, POOL) – POSSIBLY INSTALL GFI BREAKERS AS WELL

_____ **A/C OVERFLOW PAN** CHECKED AND OVERFLOW PIPES FLUSHED OUT

_____ **LOCKS RE-KEYED** UPON ALL TURNOVERS

_____ **INSPECT ANY DOCKS, LIFTS AND SEAWALLS** FOR DAMAGE/DANGERS

_____ **CHECK ALL STOVES** FOR ANTI-TIP DEVICE

_____ **CLEAN OUT ALL DRYER VENT PIPES** AND LOOK FOR OBSTRUCTIONS