

Questions regarding rental property

- 1.) When was the last time the property was inspected for code violations (material non-compliance issues) or updates by an employee of the state of Florida that does building inspections?
 - a.) When the foundation was inspected were there any cracks, leaks, or mold issues found?
- 2.) Has the property ever had an issue with water damage?
 - a.) If so, what was the issue and how was the issue corrected?
- 3.) How is the property currently being treated for rodents, pests, and bugs?
- 4.) When was the property built? Has there been any renovation since then?
- 5.) Were there any heavy metal based materials used in the construction or updates to the property? (ie lead or copper pipes for plumbing, lead based paint for walls, prior to 1993 most wood for decks was treated with arsenic base, etc.)
- 6.) How is the green mold/algae build up on the outside surfaces dealt with?
- 7.) When was the last time the A/C or furnace was serviced and cleaned? When were the air filters changed and the vents cleaned?
- 8.) Any issues or history with chemical based gas in the ground on or near the property?
- 9.) Are the pipes insulated to prevent condensation?
- 10.) Does the current paint or carpet have low or high levels of VOC?
- 11.) Is there any latex or vinyl floor coverings?
- 12.) Does the current insulation contain asbestos?
 - a.) If so, has it been disturbed at any point in time since originally put into the property?

13.) Is the wood in the house real wood or some type of pressboard or manufactured “wood” material (cabinets, trim, base boards, etc)?

a.) If it is real wood, is it either FCC Certified wood or GREENGUARD certified wood?

14.) Is there any issues with maintaining a good humidity balance to avoid issues with black mold in the home?

15.) How is the lawn currently maintained?

16.) Did the previous tenants have pets?

17.) Are there any safety issues with the neighborhood that new tenants should be aware of?

18.) Is the property located close to any places that use large amounts of pesticides, herbicides, insecticides, etc (golf courses, lakes, ponds, farms, parks, etc).

19.) How old are the appliances? Are any of them induction based energy?