

Fire Safety Inspection Checklist

1. Smoke Detectors and Fire Alarm Systems

Smoke detectors provide early warning during fire emergencies and are one of the most critical safety devices in rental properties.

Inspection Items

- ☐ Smoke detectors installed in every bedroom
- ☐ Smoke detectors installed in hallways and common areas
- ☐ Detectors installed on every floor of the building
- ☐ Smoke alarms tested monthly
- ☐ Batteries replaced regularly
- ☐ Hardwired alarm systems functioning correctly
- ☐ No disabled or removed smoke detectors

2. Fire Extinguishers

Fire extinguishers help control small fires before they spread.

Inspection Items

- ☐ Fire extinguishers installed in hallways and common areas
- ☐ Units easily accessible and visible
- ☐ Extinguishers securely mounted on walls
- ☐ Pressure gauge in the green zone
- ☐ Inspection tags updated annually
- ☐ No visible damage, corrosion, or leaks

3. Emergency Exits and Escape Routes

Clear evacuation routes are essential during emergencies.

Inspection Items

- ☐ Emergency exits clearly marked with exit signs
- ☐ Exit pathways free from obstruction
- ☐ Stairwells well-lit and accessible

- ☐ Emergency lighting operational
- ☐ Exit doors open easily from inside
- ☐ Fire escape routes accessible and functional

4. Electrical System Safety

Faulty wiring and overloaded outlets are common causes of residential fires.

Inspection Items

- ☐ Electrical panels properly labeled
- ☐ No exposed or damaged wiring
- ☐ Circuit breakers functioning correctly
- ☐ Outlets not overloaded with multiple devices
- ☐ Extension cords used safely and not permanent wiring
- ☐ Electrical equipment maintained and compliant

5. Heating Systems and Appliances

Heating equipment must be maintained to prevent overheating or fire hazards.

Inspection Items

- ☐ Furnaces serviced annually
- ☐ Space heaters used safely and away from flammable materials
- ☐ Heating vents not blocked or obstructed
- ☐ Gas appliances properly ventilated
- ☐ Carbon monoxide detectors installed and working

6. Kitchen Fire Hazards

Cooking equipment is a leading cause of residential fires.

Inspection Items

- ☐ Stove burners working properly
- ☐ Grease buildup cleaned from surfaces
- ☐ Range hoods ventilated properly
- ☐ Flammable materials kept away from stoves
- ☐ Fire extinguisher available near kitchen areas

7. Storage and Flammable Materials

Improper storage increases fire risks in rental buildings.

Inspection Items

- ☐ No flammable materials stored near heating systems
- ☐ Cleaning chemicals stored properly
- ☐ Storage rooms organized and accessible
- ☐ Gasoline, propane, or fuel not stored indoors
- ☐ Hallways and storage areas clear of clutter

8. Fire Sprinkler Systems

Sprinkler systems help suppress fires and limit damage.

Inspection Items

- ☐ Sprinkler heads unobstructed
- ☐ No damage to sprinkler pipes or valves
- ☐ Water pressure functioning correctly
- ☐ Sprinkler systems professionally inspected annually
- ☐ No paint or debris blocking sprinkler heads

9. Emergency Preparedness and Evacuation Planning

Emergency preparedness ensures tenants can respond quickly in case of fire.

Inspection Items

- ☐ Evacuation maps posted in hallways or common areas
- ☐ Emergency contact numbers displayed
- ☐ Fire drills conducted periodically
- ☐ Tenants informed about evacuation routes and procedures
- ☐ Emergency response plan documented and accessible

Quick Fire Safety Inspection Summary

Use this quick reference during property inspections.

Fire Detection

- ☐ Smoke detectors installed and working
- ☐ Fire alarms tested regularly

Fire Suppression

- ☐ Fire extinguishers accessible and maintained
- ☐ Sprinkler systems inspected

Evacuation Safety

- ☐ Exit routes clear
- ☐ Emergency lighting working

Electrical & Heating

- ☐ Wiring inspected
- ☐ Heating equipment maintained

Hazard Prevention

- ☐ Kitchens safe
- ☐ Flammable materials stored properly

Common Fire Safety Violations in Rental Properties

Property managers frequently encounter the following issues during inspections:

- ⚠ Missing or disabled smoke detectors
- ⚠ Expired fire extinguisher inspections
- ⚠ Blocked fire exits or stairways
- ⚠ Overloaded electrical outlets
- ⚠ Non-functioning emergency lighting

Fire Safety Best Practices for Property Managers

- ✓ Conduct inspections every 6–12 months
- ✓ Maintain written fire safety inspection records
- ✓ Schedule annual fire equipment servicing
- ✓ Educate tenants about fire prevention practices
- ✓ Respond immediately to reported hazards