

Campbelleast

Tenant Inspection FAQ (Frequently Asked Questions)



Why does Campbell-East Properties conduct inspections?

Inspections are conducted to ensure that rental units are:

- Safe and habitable
- Properly maintained
- Compliant with housing standards (including Section 8 requirements when applicable)

Inspections help protect both the tenant and the property.

Are tenants required to be present during inspections?

Yes, tenants are expected to be present during scheduled inspections whenever possible. If a tenant cannot be present, they must notify the landlord in advance to discuss next steps.

What happens if I cannot attend the inspection?

If you cannot attend:

- Notify Campbell-East Properties as soon as possible
- Provide the reason for your absence
- Confirm whether access can be granted or if rescheduling is needed

Failure to notify the landlord may result in a failed inspection or a required follow-up visit.

What criteria are used during inspections?

Inspections typically review the following areas:

Safety & Compliance

- Working smoke detectors
- Working carbon monoxide detectors (where required)

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- Secure door knobs, locks, and deadbolts
- Proper lighting throughout the unit
- Clear and accessible exits

Utilities & Systems

- No exposed or damaged electrical wiring
- Functioning outlets and switches
- No plumbing leaks (sinks, toilets, tubs)
- Working heat and hot water

Cleanliness & Habitability

- Unit is reasonably clean and sanitary
- Trash properly disposed of
- No excessive clutter blocking pathways
- No visible mold, pests, or infestations

Fixtures & Appliances

- Landlord-provided appliances in working order
- Secure cabinets and countertops
- Windows and doors intact and functional

What issues should tenants report to the landlord?

Tenants should report any maintenance or safety concerns promptly, including but not limited to:

- Smoke detectors not working or missing
- Broken door knobs, locks, or hinges
- Water leaks or moisture issues
- Electrical problems
- Heating or hot water issues
- Broken windows or doors
- Pest concerns

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Reporting issues early helps avoid inspection failures.

Will tenant-caused issues affect inspection results?

Tenants are responsible for:

- Maintaining cleanliness
- Avoiding damage beyond normal wear and tear
- Reporting issues in a timely manner

Landlord-responsible repairs will not be counted against the tenant if they are properly reported.

Important Reminder

Inspections are not meant to be punitive.
They are a shared effort to maintain a safe, quality living environment.