



RENTAL HOUSING INSPECTION CHECKLIST

This list contains only commonly found violations and is NOT intended to be a comprehensive list of all violations that may be found. It is recommended you visit your rental property prior to your renewal inspection.

Exterior Area:

- Address numbers visible from public street.
- Door viewer or sidelight window present. Light at exterior doors and deadbolt.
- Siding free from peeling paint, broken boards, missing pieces.
- Windows have no broken/missing glass. Operable windows have screens present or available (off season).
- Soffits, gutters and roof are in good repair.
- Steps, decks, porch walking surfaces are in good repair.
- Required handrails and guardrails are in good condition.
- Foundation has no holes; brick/block is not loose.
- Yard is maintained and driveways are free of potholes. Vehicles parking on an approved driveway surface.

Fire Safety:

- Smoke detectors test properly and are located in every sleeping room, outside each sleeping room area, and on each floor.
- Charged fire extinguisher (type 1A10BC) is mounted on a path of egress between kitchen and an exit to the exterior.
- Carbon monoxide detector required

Plumbing:

- No leaks at faucets or drains, toilet is firmly attached, and is not running.
- S-traps under sinks are prohibited (unless original metal pipes are still present). Replace with p-trap.

VARIETY OF ILLEGAL TRAPS



Water meter is bonded.

Dryer vent is attached properly and exhausts to outside.

Basements may not be used for living space unless they meet all habitable space requirements. All basement bedrooms or sleeping areas require an egress window.

Clearance for access and fire safety around furnace, water heater and electrical panel is 36 inches minimum.

Other Interior Spaces:

- Operable windows open easily and stay open. Windows must have a sash lock.
- Sliding patio doors have a secondary lock.
- All sleeping areas have proper egress window.
- Walls/ceilings are in good repair.
- Floor coverings are in good repair and sanitary.
- Interior doors are in good condition, latch and if provided with a lock do not require a key to open from within.
- Interior handrails and guardrails are in good condition, new handrails return to wall.
- No pest infestations.
- Unit is sanitary and no exits are blocked.
- All habitable rooms must be able to maintain 68 °F.
- HVAC Inspection Report (Furnace/gas appliances)



Example of handrail return

Multi-Family:

- Common areas are maintained, lighting is adequate.
- Auto-closures on unit doors and vestibule doors are operational.
- Fire exiting lighting is working, and all fire suppression systems have been inspected per required schedule.



Electrical:

Habitable rooms: two duplex outlets and an overhead or wall light; if no light, three duplex outlets.

All cover plates and light fixtures are present and in good repair.

Extension cords are not permitted as a permanent electrical source (for example: for refrigerator, fish tank, etc.). Overuse of extension cords indicates need for extra outlets.

GFCI receptacles provided where required.

Electrical panels/breakers are properly labelled

Caution:

This is not a comprehensive list of requirements.

The complete housing ordinance is available at:

www.cityofalgonac.org

International Property Maintenance Code (current edition)

Call (810) 794-3431 to schedule your inspection.

NEW REQUIREMENT (2022):

Chapter 44 "Utilities", Article III "SEWERS", Division 4 "INFLOW & INFILTRATION INSPECTION ORDINANCE"

RENTALS

- **I&I Inspection required of all rentals during annual inspection**
- **Insured contractor to televise the sanitary sewer lead to identify leaks; inspect the roof & foundation drains; inspect the sump pump system; and provide a report of findings to the city.**
- **All issues would need to be addressed/corrected before a Certificate of Compliance was issued.**
- **Certificates would be good for ten (10) years from the date of issuance.**

23-May-22