

RENTAL PROPERTY INSPECTION REPORT

Date:

Cross Strs.

Rental Property Address _____

Name of Condo/Apartment Complex _____ No. of units to inspect _____

Cert. # _____ Inspector _____

Inspection Date _____ Approved Date _____

NOTE: The items listed are items that are typically looked at during the normal inspection procedure. Although effort has been made to make this list complete, it is impossible to include every situation or circumstance, therefore, the items noted on the inspection report may not be limited to this list.

Indicates violations requiring correction within _____ days and reinspection scheduled.
Permits required: None Building Mechanical Electrical Plumbing

BUILDING EXTERIOR

- 1) Street address numbers shall be readable from the street. Minimum of 4 inches high.
- 2) Property shall be free from accumulations of rubbish, garbage and combustibles.
- 3) Rubbish and garbage shall be kept in rodent proof containers.
- 4) Grade shall be maintained to prevent erosion and the accumulation of stagnant water.
- 5) Sidewalks, walkways and driveways shall be kept in safe repair.
- 6) Lawn growth shall not exceed 6 inches in height, free of noxious weeds. Landscaping trimmed and maintained.
- 7) Unlicensed, disassembled or inoperable vehicles shall not be parked or stored outside.
- 8) Recreation vehicles, owned by the occupant, shall be stored inside or in a non-required side yard or rear yard on a hard surface. Limited to 2 vehicles.
- 9) Fences, screen-walls, landscape walls ect. shall be maintained in good repair and free of graffiti.
- 10) Porches, decks, stairs, ect. shall be structurally sound and maintained. Secured handrails / guardrails as required.
- 11) Buildings shall be kept free from insect and / or rodent infestation.
- 12) Buildings and structures shall be maintained in good repair, structurally sound and free of graffiti.
- 13) Painted surfaces shall be maintained to prevent decay. Color / finish to be compatible with area.
- 14) Foundation cracks, breaks and holes shall be repaired, maintained, structurally sound and weatherproof.
- 15) Roofing and flashing shall be maintained and weatherproof.
- 16) Gutters and downspouts shall be maintained. Downspouts shall have 5 foot extensions.
- 17) Doors and windows shall be weather-tight, function properly and in good repair.
- 18) Window and door storms / screens shall be maintained without cracks or holes.
- 19) Basement windows and hatches shall be secure, maintained and rodent proof.
- 20) Crawl space vents and access openings shall be secure, maintained and rodent proof.
- 21) Chimneys, vents, smokestacks ect. shall be maintained and structurally sound.

BUILDING INTERIOR

- 22) Rooms and living areas shall be sanitary, free of accumulation of rubbish, garbage and combustibles.
- 23) Unobstructed means of egress to the public way shall be maintained.
- 24) Common halls and stairs shall be clearly lit at all times.
- 25) Exits shall not lead through other units, bathrooms or toilet rooms ect.
- 26) Exit doors shall be easily opened without the use of a key. Doubled keyed deadbolts are not permitted.
- 27) Windows shall be weather-tight, in good repair and function properly.
- 28) Minimum clear aisle width shall be 36 inches.
- 29) Interior surface / finishes shall be maintained, free of holes, peeling and flaking.
- 30) Structural and non structural members shall be sound and maintained.
- 31) Stair handrails and guardrails shall be maintained and firmly secured.
- 32) Doors are required on bedrooms and bathrooms with required hardware.
- 33) Every bedroom shall have access to a bathroom without passing through another bedroom.

BUILDING ELECTRICAL

- 34) Install missing electrical cover plates for light switches, outlets, electrical panels and junction boxes.
- 35) Wiring not permitted to be fastened to the underside of floor joists or other hazardous locations.
- 36) Front and rear entry doors shall be illuminated by exterior lights controlled by inside wall switches.
- 37) Habitable rooms shall have lighting controlled by a wall switch, including laundry, bathrooms and kitchens.
- 38) Stairs shall have a wall switch controlled light at the top and bottom of the stairs.
- 39) Basements and enclosed rooms shall have lighting.
- 40) Electrical outlets shall not be overloaded.
- 41) Electrical inadequacy / unsafe electrical conditions or hazardous extension cords shall not be permitted.
- 42) Kitchens require G.F.C.I. protected outlets within 6 feet for the waters edge.
- 43) Bathrooms require G.F.C.I. protected outlets.
- 44) All wiring splices shall be inside a junction box.
- 45) Bonding cable to be installed on the water meter.
- 46) Grounding to a copper cold water line is required.
- 47) Green 30 amp fuses are not permitted in electrical panel.
- 48) All work shall conform to the National / Michigan electrical code.

BUILDING PLUMBING

- 49) Every dwelling unit shall have a bathroom with a bathtub or shower, sink and toilet.
- 50) Cracked bathtubs, sinks and toilets shall be replaced.
- 51) Plumbing fixtures shall be free of leaks, maintained and sanitary.
- 52) Plumbing fixtures shall be connected to an approved water supply system with hot and cold water.
- 53) Hot and cold water supply lines shall be maintained and free of leaks.
- 54) Plumbing fixtures, vent stacks and sanitary drain lines shall be connected to and approved sewage disposal system.
- 55) Sanitary and storm sewer lines shall be maintained.
- 56) Flexible drain lines are not permitted. Solid pipe only.
- 57) Laundry tubs shall be secured to the floor.
- 58) Vacuum breakers are required on laundry tub faucets and interior / exterior hose bibs.
- 59) Water heaters shall properly installed, maintained and have dielectric unions.
- 60) Unbroken floor drain strainers are required.

BUILDING MECHANICAL

- 61) Furnaces and water heaters shall be capable of performing their intended function.
- 62) Furnaces shall be maintained by a licensed professional on a routine basis. No less than once a year.
- 63) A carbon monoxide alarm, properly installed, is required in the immediate vicinity of bedrooms.
- 64) Water heaters shall be maintained on a routine basis. No less than once a year.
- 65) Water heaters shall have temperature and pressure relief valves attached to a discharge pipe.
- 66) Water heater discharge pipes shall be within 4 inches of the floor.
- 67) Clothes dryers shall be properly vented to the exterior in metal type vent.
- 68) Clothes dryer vents shall be routinely cleaned to prevent lint buildup.
- 69) Maintain clearance from combustibles around furnace and water heater per manufactures requirements.
- 70) All mechanical equipment shall be properly installed and maintained.
- 71) Gas shut-off valves are required at furnace, water heater, stove and clothes dryer ect.
- 72) All fuel-burning equipment shall be connected to a chimney or vent with airtight connections.
- 73) All open gas lines shall be capped.
- 74) Bathrooms without a window shall have an exhaust fan vented to the exterior.

BUILDING FIRE ALARM

- 75) Smoke detector alarms shall be located in the immediate vicinity of bedrooms, in the basement and on each floor.
- 76) Smoke detector alarms shall be maintained routinely. No less than twice a year.
- 77) Fire alarm systems shall be in proper operating condition at all times.
- 78) Fire / smoke detection, suppression and standpipe systems shall be properly maintained at all times.
- 79) Fire rated doors and frames shall be shall be maintained.
- 80) Portable fire extinguishers shall be visible, maintained and in proper working conditions at all times.
- 81) Basement bedrooms shall have an emergency escape window. 44 inch sill height and a clear opng. of 5.7 sq ft.
- 82) Bars, grilles and screens over emergency escape windows shall be easily released from inside without a tool or key.
- 83) Elevators shall have current state inspection approval posted.