RENTAL DWELLING INSPECTION CHECKLIST

- SMOKE DETECTORS: shall be located on every level and within 15-feet of every sleeping room, in every sleeping room. Must be installed on a ceiling at least 6-inches from any wall or on a wall located in between 4-6 inches from an adjacent ceiling.
- CARBON MONOXIDE DETECTORS: located in every dwelling unit within 15-feet of every sleeping room. Battery powered or electric with battery backup, installed according to manufacturer's instruction.
- All units shall be kept free from insect and rodent infestation.
- Ceilings, walls and floors shall be maintained in good condition and free from holes cracks and defects.
- ELECTRICAL EQUIPTMENT: Light fixtures, protective cover plates and wiring shall be installed properly and to code. Electrical panels must have 36-inches clearance in front of panel. GFCI receptacles are required at kitchen counters, bathrooms, garages and unfinished basements.
- PLUMBING EQUIPTMENT: Fixtures, pipes and connections shall be free from leaks, obstructions and defects and installed properly and to code. Pressure and temperature of water supply shall be adequate. All openings to the sanitary drainage system shall be equipped with a "P" trap. Water heaters shall be equipped with a metal TPR valve extension which terminates no more than 6-inches from the ground.
- MECHANICAL EQUIPTMENT: Heating and cooking appliances, pipes and connections shall be installed in an approved manner, clean and free from defects. Proper venting of fuel burning appliances to the exterior is required per code.
- WINDOWS AND DOORS: Shall be in good condition and easily openable with insect screens. Proper egress (emergency escape) required in all sleeping areas.
- STAIRS: Shall be structurally sound, in safe condition, without any trip hazards and capable of supporting imposed loads. Stairways with 4 or more risers must be equipped with a handrail.
- HABITABLE SPACE: Shall have approved light and ventilation with a minimum ceiling height of 7-feet required and a minimum room width of 7-feet.
- GENERAL: All installed appliances must be in good working condition. Basements used as sleeping space must meet existing code requirements

NOTE: This list includes most items covered in an inspection, but is not all inclusive.
The property owner or agent is responsible for notifying tenant at least 24-hours before an inspection.

THE INFORMATION CONTAINED ON THIS CHECKLIST IS A GUIDE TO WHAT THE INSPECTORS WILL BE INSPECTING. THE PURPOSE OF THE INSPECTION IS TO ENSURE THAT A SAFE AND HEALTHY ENVIROMENT EXISTS FOR THE OCCUPANTS OF THE DWELLING.