

RENTAL HOUSING INSPECTION CHECKLIST

Smoke Detectors:

- Properly installed and operable
- Installed in correct locations

Furnace:

- Gas shut-off valve and on/off switch
- Vent secured and properly pitched
- Filters are replaced/cleaned regularly
- Operable, provides minimum 68 degrees
- Adequate surrounding clearance

Water Heater:

- Gas shut-off valve
- Proper pop-off valve and drop pipe
- Vent secured and properly pitched
- Operable, with no rust holes or leaks
- Adequate surrounding clearance

Electrical Panel:

- Service amps adequate for usage
- Properly grounded and in good condition
- No open circuits in box
- All circuits labeled and readable
- If fuses – proper sizes
- Adequate clearance and easy access

General Electrical:

- Covers on switches, junction boxes and outlets
- Splices to code in covered boxes
- Wire in conduit where required
- GFCIs where required and operable
- Switches, outlets and fixtures operable
- Minimum 2 outlets in all rooms, properly spaced
- Adequate light fixtures, with globes as required
- Buffer space between lights and combustibles
- Safe, limited use of extension cords
- Exterior service lines secure and protected

General Plumbing:

- Installed correctly with no leaks
- Proper venting
- Functioning drains with proper traps and covers

Sinks, Bathtubs & Showers:

- Proper number and location
- Operable, with hot and cold water
- Functioning drains with proper traps
- No leaks or drips
- Garbage disposal operable if present

Toilets:

- Operating properly
- No overflow to sewer from tank
- No leaks or continuous running

Laundry:

- Proper dryer vent to exterior with cover
- Gas shut-off valve, end of line capped if unused
- Proper and grounded electrical connection
- Washtub faucet backflow prevention present

Windows:

- Proper locations and sizes for light and ventilation
- Proper for egress and lockable
- Snug fit, openable and not broken or cracked
- Screens installed between June 1 and October 1
- Egress windows for basement bedrooms
- Bathrooms have openable window or a vent fan

Doors:

- Bedrooms and bathrooms require privacy doors
- Bedroom doors - no padlocks or inside keyed
- Exterior doors - correct for egress and lockable
- Exterior doors - snug fit, operable and unbroken

Rooms:

- Walls, floors and ceilings intact and maintained
- Unobstructed egress within and out of home
- Proper square footage, ceiling height and layout
- Fireplaces, wood stoves operable and maintained
- No rubbish or garbage accumulation, infestations
- Basement bedrooms comply with all safety codes

Stairways:

- Adequately lighted, no stored items blocking egress
- Steps stable, unbroken and of adequate strength
- Handrails required if 5 or more steps
- Guardrails on open stairs over 30" high

Building Exterior:

- Roof waterproof and maintained, gutters work
- Walls, foundations, chimney maintained
- Porches solid and maintained
- No openings for animal infestation
- Guardrails on porches or stairs over 30" high
- Handrails required if 5 or more steps
- House numbers present and readable from street

Garage:

- Proper electrical service, wiring, fixtures, etc.
- Structure solid & maintained

Yard:

- Fences built to code and maintained
- Grass, shrubs, trees maintained to code
- Accessory buildings maintained to code
- Pools maintained and secure from child entry
- Outdoor trash kept in solid, covered containers
- No junk, trash or building materials stored outside
- No inoperable vehicles or stored vehicle parts/tires
- No improper vehicle, RV or trailer parking
- No unsafe or unsanitary conditions
- Pet waste must be removed regularly

General:

- Permits pulled for repairs or new work as required

Note: It is recommended that a fire extinguisher and carbon monoxide detector be provided for safety. City of Midland rental inspections do not include inspection for mold, airborne contaminants or other possible contaminants.

Note: This is not a comprehensive list of all requirements. Questions? Please call Randy at 837-3385 or Patti at 837-3391.