

The rental inspection checklist serves as an effective guide for rental property owners to refer to before their scheduled inspection. Additional copies may be downloaded from www.fairviewpark.org/departments/building.php; or a hard copy can be obtained at the Building Department office in City Hall.

RENTAL HOUSING INSPECTION CHECKLIST

Y N N/A

Electrical Panel

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

General Electrical

- Covers on switches and outlets
- Splices to code in covered boxes
- Wire in conduit where required
- GFCI's where required & operable
- Switches, outlets & fixtures operable
- Adequate light fixtures, with globes as needed
- Safe, limited use of extension cords
- Exterior lines secure & protected

Water Heater:

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

Furnace:

- Gas shut-off valve and on/off switch
- Vent secured & properly pitched
- Operable
- Adequate surrounding clearance

Laundry:

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

Sinks, Bathtubs & Showers:

- Operable, with hot & cold water
- Functioning drains with proper traps
- No leaks or drips

Toilets:

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

General Plumbing:

- Installed with no leaks
- Functioning drains with proper traps & covers

Y N N/A

Smoke Detectors:

- Properly installed and operable
- Installed in correct locations

Stairways:

- Handrails if 3 or more steps
- Lighted correctly
- Steps stable, unbroken & of adequate strength

Rooms:

- Walls, floors & ceilings intact & maintained
- No padlocks or interior keylocks on doors
- Unobstructed egress within and out of home
- No rubbish or garbage accumulation
- Bedrooms & bathrooms have privacy doors
- Bedrooms separated from combustion equipment

Windows:

- Proper locations & sizes for light & ventilation
- Lockable
- Snug fit, openable & not broken or cracked
- Screens installed between June 1 & October 1
- Bathrooms need mechanical or window venting

Exterior Doors:

- Proper for egress and lockable
- Snug fit, operable & unbroken

Building Exterior:

- Roof waterproof & maintained
- Walls, foundations, chimney maintained
- Porches solid & maintained
- Guardrails on porches over 30" high
- Handrails if 3 or more steps
- No openings for animal infestation
- House numbers, readable from street

Garage:

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

Yard:

- Grass, shrubs, trees maintained
- Accessory buildings maintained to code
- Pools maintained and secure
- No illegal vehicles or illegal parking
- No trash, litter, debris, car parts or garbage
- No unsafe or unsanitary conditions
- Pet waste must be removed regularly

Note: This is not a comprehensive list of all requirements. Questions? Please call 440-356-4405

Code violations: If the Building Inspector determines that there are code violations that need to be addressed, a notice will be sent to the property owner/manager outlining the violations. It is ultimately the property owner's responsibility to correct those issues noted in the inspection report even if the violations were caused by the tenant.