

**Charter Township of Union
Building Department
Isabella County, Michigan**



RENTAL INSPECTION CHECKLIST

BUILDING EXTERIOR

- P/F Siding and/or paint in good condition
- P/F Roof waterproof and maintained, gutter work
- P/F Walls, foundation, chimney maintained
- P/F Porches solid and maintained
- P/F No openings for animal infestation
- P/F Guardrails on porches or stairs over 30" high, spindles spaced at 4" or less
- P/F Handrails required if 4 or more steps
- P/F House numbers present and readable (4" minimum) from street

YARD

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

WINDOWS

- _____ P/F _____ No cracked or broken window panes
- _____ P/F _____ Proper locations and sizes for light and ventilation
- _____ P/F _____ Proper for egress and lockable
- _____ P/F _____ Snug fit, open able and not broken or cracked
- _____ P/F _____ Screens installed
- _____ P/F _____ Egress windows for basement bedrooms
- _____ P/F _____ Bathrooms have open able window or mechanical fan/vent

DOORS

- _____ P/F _____ In an older home: skeleton key locks removed or disabled
- _____ P/F _____ Bedrooms and bathrooms require privacy doors
- _____ P/F _____ Bedroom doors: no padlocks or deadbolts on interior side
- _____ P/F _____ Exterior doors correct for egress and lockable
- _____ P/F _____ Exterior doors fit snug, operable and unbroken

ROOMS

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

STAIRWAYS

- _____ P/F _____ Adequately lighted, no stored items blocking egress
- _____ P/F _____ Steps stable, unbroken and of adequate strength
- _____ P/F _____ Handrails required if 4 or more steps
- _____ P/F _____ Guardrails on open stairs over 38"-42" high, spindles spaced so a 4" sphere cannot pass through

GARAGE

- _____ P/F _____ Proper electrical service, wiring, fixtures, etc
- _____ P/F _____ Structure solid and maintained
- _____ P/F _____ Firewall and 20 minute door installed

GENERAL

____ P/F ____ Permits pulled for repairs or new work as required

GENERAL PLUMBING

____ P/F ____ Installed correctly with no leaks

____ P/F ____ Proper venting

____ P/F ____ Functioning drains with proper traps and covers

SINKS, BATHTUBS & SHOWERS

____ P/F ____ Proper number and location

____ P/F ____ Operable, with hot and cold water

____ P/F ____ Functioning drains with proper traps

____ P/F ____ No leaks or drips

____ P/F ____ Garbage disposal operable if present

TOILETS

____ P/F ____ Operating properly

____ P/F ____ No overflow to sewer from tank

____ P/F ____ No leaks or continuous running

LAUNDRY

____ P/F ____ Proper dryer vent to exterior with cover

____ P/F ____ Gas shut off valve, end of line capped if unused

____ P/F ____ Proper and grounded electrical connection

____ P/F ____ Washtub faucet backflow prevention present

SMOKE DETECTORS

____ P/F ____ All smoke detectors must be hard-wired, interconnected and have a battery back-up

____ P/F ____ Properly installed and operable

____ P/F ____ Installed in each sleeping room and the hallway leading to the sleeping room

____ P/F ____ Installed in each level of the structure

FURNACE

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

WATER HEATER

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

ELECTRICAL PANEL

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

GENERAL ELECTRICAL

- _____ P/F _____ Covers on switches, junction boxes and outlets
- _____ P/F _____ Splices to code in covered boxes
- _____ P/F _____ Wire in conduit where required
- _____ P/F _____ GFCI's where required and operable
- _____ P/F _____ Switches, outlets and fixtures operable
- _____ P/F _____ No pull chain lights, needs to be updated to wall switch
- _____ P/F _____ Minimum 2 outlets in all rooms, properly spaced
- _____ P/F _____ Adequate light fixtures, with globes as required
- _____ P/F _____ Buffer space between lights and combustibles
- _____ P/F _____ Safe, limited use of extension cords
- _____ P/F _____ Exterior service lines secure and protected