



## ARE YOU READY FOR A RENTAL INSPECTION?

Below are the most important factors in passing a rental inspection and ensuring a safe, pleasant and responsible rental experience for all. *Keep in mind that each city's laws are different so this list is intended as a guide only and is not all inclusive.*

### General Safety

1. All stair handrails need to be secure; must be present with four or more steps.
2. First floor windows should open freely & have locks.
3. All cracked or broken windows must be fixed or replaced.
4. All screens should be in good working condition.
5. Exterior of house needs to be free from peeling paint.

### Fire/ Electrical Safety

1. Required smoke detectors & carbon monoxide detectors must be present & operable.
2. Furnaces & space heaters over 20 years old must be certified by a licensed heating contractor. None can be installed without a permit.
3. Garage firewall needs to be free of holes.
4. Gas line to dryer, range, etc. must be the proper flex-type and have a shutoff valve.
5. Any added or altered electrical work without permits on file need to be certified by a licensed electrician.
6. Property must not have any ungrounded 3-prong outlets or reverse polarity 3-prong outlets.
7. Property must not have extension cords/adapters in place of permanent wiring, including garage door openers, washer/dryer and fridge/range.
8. Vinyl or foil exhaust vent at the dryer must be metal to exterior; dryer vent should not be reduced in size; dryer vent should be properly connected with foil tape (no screws or duct tape).
9. GFCI outlets must be within 6' of kitchen and bathroom sinks.

### Water Safety

1. Any added or altered plumbing without permits on file need to be certified by a licensed plumbing contractor.
2. Overflow pipe from water heater TPR valve needs to be copper and within 18 inches of the floor.
3. Laundry tub faucets and exterior hose faucets must have backflow preventers.
4. The water softener discharge line needs to be elevated 1 1/2" off the ground.
5. Grounding of service and/or ground bond at water meter must be correct.