

DAKOTA CITY RENTAL INSPECTION CHECKLIST

Occupancy Name:

Owner/Landlord:

Address:

Inspector: _____ Date: _____

Exterior:

- PASS/FAIL GENERAL.** The exterior of the property shall be maintained in good repair, structurally sound and sanitary.
- PASS/FAIL GARBAGE.** All exterior property shall be free from any accumulation of rubbish or garbage.
- PASS/FAIL WEEDS.** All exterior property shall be maintained free from weeds or plant growth in excess of 8 inches.
- PASS/FAIL SIDEWALKS/DRIVEWAYS.** All sidewalks, and driveways shall be kept in proper state of repair and maintained free from hazardous conditions.
- PASS/FAIL CHIMNEYS & STACKS.** All chimneys and stacks shall be maintained in good repair without obstructions.
- PASS/FAIL MOTOR VEHICLES.** No inoperative or unlicensed motor vehicle shall be parked, kept or stored on the premises; for more than two weeks, except in lawful enclosed buildings.
- PASS/FAIL 911 ADDRESS.** Each structure which has been assigned a street number, shall display such number plainly legible from the public right of way. Said numbers shall be at least 4 inches tall.

Interior:

- PASS/FAIL GENERAL.** The interior of the property shall be maintained in good repair, structurally sound and sanitary.
- PASS/FAIL INFESTATION.** All structures shall be kept free from insect and rodent infestation. If evidence exists, the structure shall be promptly exterminated (unless it has been treated in the past 30 days).

PASS/FAIL STAIRS & HANDRAILS. Stairs, ramp and landings shall be maintained in sound condition and good repair. Handrails are required for all surfaces that are more than 30" above the ground. Handrails must be firmly fastened and capable of supporting normally imposed loads.

PASS/FAIL WINDOWS AND DOOR FRAMES. Every window, door and frame shall be kept in good repair and weather tight.

PASS/FAIL PLUMBING FIXTURES. All plumbing fixtures shall be installed and maintained in working order, free from mold, obstructions, leaks and defects and capable of performing the function for which they are designed.

PASS/FAIL WATER SUPPLY. All kitchen sinks, lavatories, laundry facilities, bathtubs and showers shall be supplied with hot and cold running water.

PASS/FAIL ENTRANCE DOORS. All entrance doors of the property shall be maintained in good condition with locks that secure the door.

PASS/FAIL SMOKE AND CARBON DETECTORS. Working smoke detectors shall be installed in each bedroom and floor level. Carbon Monoxide detectors are required on each level, if there is an attached garage or the residence has any type of gas service.

Electrical:

PASS/FAIL ELECTRICAL FACILITIES REQUIRED. Each structure shall be provided with adequate electrical supply for the structure to function as intended.

PASS/FAIL RESIDENTIAL HEATING FACILITIES. Every dwelling shall be provided with heating facilities capable of maintaining a room temp of 68 degrees in all habitable rooms and bathrooms.

PASS/FAIL LIGHTING FIXTURES. Every hall, interior stairway, bathroom, laundry room and furnace room shall contain at least 1 lighting fixture.

PASS/FAIL RECEPTACLES. Every habitable space in the dwelling shall contain at least 2 separate receptacle outlets. Every laundry area shall contain at least 1 GFCI receptacle. Every bathroom shall contain 1 GFCI protected receptacle. All receptacles shall be equipped with appropriate faceplate cover.

Class A

Class B

Class N

Next inspection/ reinspection date: _____

COMMENTS: _____

