

## CITY OF FLINT- RENTAL HOUSING INSPECTION CHECKLIST – FOR REFERENCE ONLY

### SMOKE Detectors:

- ☐ Properly installed and operable
- ☐ Installed in correct locations: In sleeping units, outside of sleeping units, and on every floor

### 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 line
- ☐ 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:

- ☐ Ventilation in bathroom
- ☐ 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 location 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 15
- ☐ Egress windows for basement bedrooms
- ☐ Bathrooms have operable window with screen (June 1-Oct. 15) 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 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, foundation, and chimney maintained
- ☐ Porches solid and maintained
- ☐ No openings for animal infestations
- ☐ 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 and maintained

### YARD:

- ☐ Fences built to code and maintained
- ☐ Grass, shrubs, and trees maintained to code
- ☐ Accessory buildings maintained to code
- ☐ Pools maintained and secure from child entry
- ☐ Outdoor trash kept in solid covered container
- ☐ 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 required

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

Note: This is not a comprehensive list of all requirements. Questions? Please call the Building Department at (810) 766-7284