



## City of Fruitland Code Enforcement

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### RENTAL HOUSING INSPECTION CHECKLIST

**PLEASE NOTE THIS CHECKLIST IS MERELY A GUIDE CONTAINING MOST COMMONLY FAILED ITEMS, AND IS NOT AN ALL INCLUSIVE LIST:**

- Smoke Alarms** - Since July 1, 2013, all **battery powered only** smoke alarms (those not connected to the buildings AC electrical wiring), which are being replaced or are being installed new, must now be the 10-year **SEALED** lithium battery smoke alarms. They must be sealed so that the battery cannot simply be removed to silence the alarm.

A smoke detector is required on every floor level of the dwelling; in the vicinity of (mid-hallway) every sleeping area; and inside every bedroom. Smoke detectors may be no more than 10 years old. Mount the smoke detectors in accordance with the manufacturer's instructions. Please note that if the original smoke detectors installed in the home were hard-wired (A/C wired, 110 volt electrical) and/or interconnected those must be maintained throughout the life of the dwelling. If the home was built without smoke detectors inside the bedrooms, those required inside the bedrooms must be the 10-year sealed lithium battery smoke alarms. If the home was built with no smoke detectors at all, be aware that the 10-year sealed lithium battery smoke alarms are required in the aforementioned locations.

- Receptacles** - Every *habitable space* in a dwelling shall contain at least two separate and remote receptacle outlets. Every laundry area shall contain at least one grounded-type receptacle or a receptacle with a ground fault circuit interrupter. Every *bathroom* shall contain at least one receptacle. Any new *bathroom* receptacle outlet shall have ground fault circuit interrupter protection. All receptacle outlets shall have the appropriate faceplate cover for the location.
- Occupancy Limitations** - Bedrooms – Every bedroom occupied by one person shall contain at least 70 square feet of floor area, and every bedroom occupied by more than one person shall contain at least 50 square feet of floor area for each occupant thereof. Living Room – 3 to 5 occupants must have a minimum of 120 square feet, 6 or more occupants must have a minimum of 150 square feet. Dining Room – 3 to 5 occupants must have a minimum of 80 square feet, 6 or more occupants must have 200 square feet. Combined living room and dining room spaces - If the total area is equal to that required for separate rooms and if the space is located so as to function as a combination living/dining room.
- Hot Water Heater** – Check to ensure temperature and pressure relief valve is piped down to the floor not more than 6 inches above floor level or piped into sump pump pit or other approved termination. Check venting if gas fired. Assure clearances. Suggest CO detector if appliances are gas fired.
- Washer/Dryer** – (if provided) – Check the hookups and turn them on a short cycle to ensure there are no leaks and they are in working order. The dryer should be vented to the exterior or as per manufacturer's instructions. **Flexible exhaust duct must be metal and not plastic.**

- Electrical Panel Box** – Check for tripped breakers, missing spacers or breakers providing access to the interior buss bar. A minimum clear space 30 X 30 inches must be left open leading up to the electrical panel.
- Electrical Service Cable** – Property owners are responsible for maintaining the electrical service cable to the home. If this cable is in disrepair (wire covering deteriorating), it must be replaced by a licensed electrician, under permit.
- Hot Water Boiler** – May provide domestic hot water in addition to heat, boiler circulates hot water through a system of pipes and radiators and baseboard heating units. Look for a temperature and pressure relief valve; it must be piped down to within 6 – 8 inches of floor level.
- Rooms on all Floors** – Check perimeter of room (floors/ceilings) for water damage, i.e., stains or suspected mold, check electrical outlets need to be properly wired and working.
- Basement** – Check for window meeting egress requirements in basement if there is a bedroom in the basement. Check for signs of leaks at foundation, exterior door, areaway or flooring above.
- Bathroom/Powder Room** – Check for ventilation fan exhausted to the exterior or openable window; check bathtub/shower tiles for loose tiles and proper caulking at wall and tub as well as where the tub meets the floor; check floors to ensure they are impervious to water and have no loose or missing tiles; flush toilets, run water in bathroom lavatories (basin), check for hot water at faucet; check under the vanity cabinet for any water leaks or signs of previous water leaks, and all caulking is in good condition; toilet seats should be hard surface.
- All Rooms** – Ensure that globes are on all interior light fixtures. Check to ensure that all switch plates and duplex outlet covers are installed, check for open (exposed wires) electrical junction boxes. Check for holes in walls, floors and ceilings. Ensure there is no peeling paint. Close and lock and reopen all interior doors for fit and operation.
- Windows** – Check windows to ensure there are locks on all first floor windows (with a sill height of 6 ft. or less from ground), and window functions properly. Windows must be able to remain open without slamming shut. Ensure window screens are in place and free of holes. Window screens are required between the months of April through November.
- Kitchen** – Run water in sink and check for leaks under the sink; ensure that all kitchen appliances are sanitary and in working order; look inside cabinet doors for signs of roach infestation and ensure they are clean and sanitary; cabinets and counter surfaces are not delaminated or damaged.
- Stairways (inside/outside)** – Check to ensure handrails are in place and secured if there are more than four risers.
- Exterior** – Ensure that globes are on all exterior light fixtures (all exit doors require a light); ensure there are no holes in the exterior that would allow nuisance animals to enter; ensure there is no rotted wood trim or cracking or peeling paint; visually look at roof covering for signs of deterioration (note any clawing shingles or missing shingles); check fences and/or gates to ensure they are structurally sound and hardware is in place on all gates; ensure that sliding doors work properly and screen slider is secure; if the house has a deck, check it to ensure it has proper railings and is structurally sound; check sidewalks/steps for tripping hazards.

- Premises Identification – ADDRESS NUMBERS MUST BE POSTED IN A POSITION TO BE PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.** These numbers shall contrast with their background. Numbers shall be a minimum of 4 inches high with a minimum stroke width of 0.5 inch.

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