

**City of Rogers City
Rental Inspection Checklist**

Address of unit: _____
Type of unit: _____
Unit no. (if applicable): _____
Owner of unit: _____
Date of inspection: _____
Inspection no.: _____
Charge: _____

Living Room

___ No habitable room, which is not a kitchen area or bathroom
*Unless efficiency apartment (living/sleeping room with a kitchen area designed into it), one room must be selected as a living room.

Comments:

Kitchen

___ No kitchen is present
___ No operable kitchen sink
___ Kitchen sink does not have piped hot and cold water
___ No operable stove/oven
___ All top burners do not work on stove
___ Oven does not work
___ No operable refrigerator
___ Refrigerator or freezer does not maintain appropriate temperature to prevent food from spoiling over reasonable period of time
___ No facility for the sanitary disposal of food and refuse

Comments:

Bathroom

___ No bathroom is present for exclusive use of occupant.
___ Toilet does not work properly.
___ No wash basin.
___ Wash basin does not have hot and cold running water.
___ Wash basin does not have adequate water pressure.

Comments:

Electrical Hazards

- ___ Broken or frayed wires
- ___ Bare metal wires not covered by rubber or plastic insulation
- ___ Loose or improper wire connections to outlets
- ___ Improper splicing of wires
- ___ Light fixtures hanging from electric wire with no other firm support
- ___ Missing or badly cracked cover plates on outlets and switches
- ___ Outlets that don't work (Check this ONLY if the electrical box or cover plate gives a shock or if there are scorch marks)
- ___ Electric cords under rugs/floor coverings
- ___ Wires laying in or near standing water or where water might splash
- ___ Lamp cord that is part of the permanent wiring system of unit
- ___ Improper connections, insulation, or grounding of any component of the electrical system
- ___ Exposed fuse box connections
- ___ Overloaded circuits evidenced by frequently blown fuses
- ___ Rubber or plastic coated electrical wiring mounted to the surface of a wall or ceiling in a manner that allows it to be broken, cut, or damaged
- ___ Ground fault interrupter (GFI) not present where plug and water source may come into contact in kitchen, bathroom, or laundry room

Comments:

Electricity requirements

- ___ Living room has less than two outlets OR one outlet and one permanent light fixture
- ___ Kitchen has less than one outlet and one permanent light fixture
- ___ Bathroom has less than one permanent light fixture
- ___ Other rooms used for living have less than two or outlets OR one outlet and one permanent light fixture

Comments:

Security-doors

- ___ Lock on door inoperable; not fastened securely
- ___ Lock striker plate on door not working; not fastened securely to door frame
- ___ Chain lock only on door
- ___ Slide bolt only on door
- ___ Door frame does not allow door to lock securely
- ___ Security bars (if primary means of locking door) not permanently attached to door frame

Comments:

Security-windows

- ___ Lock on window inoperable; does not hold securely
- ___ Security bars (if primary means of locking window) not permanently attached to window frame
- ___ No operable lock on window; nailed shut instead

Comments:

Window condition

- ___ Missing or broken-out panes
- ___ Dangerously loose, cracked panes
- ___ Window doesn't close
- ___ Window closes, but does not form reasonable tight seal, allowing serious drafts to enter
- ___ No screen on window

Comments:

Ceiling condition

- ___ Severe bulging or buckling
- ___ Large holes
- ___ Loose plaster/drywall in danger of falling (other than paper or paint)
- ___ Loose sections of plaster/drywall in danger of falling
- ___ Many missing parts, such as ceiling tile

Comments:

Wall condition

- ___ Severe buckling, bulging, or leaning
- ___ Damaged or loose structural members
- ___ Large holes
- ___ Holes of any size that allow significant drafts

Comments:

Floor condition

- ___ Severe buckling, sagging, or movement when walked upon
- ___ Large sections of damaged/missing parts (e.g. missing floor boards)
- ___ Holes which penetrate both the finished floor and subflooring that allow weather or vermin to enter
- ___ Permanent floor covering/boards which are serious tripping hazards

Comments:

Smoke detectors

- ___ Does not have at least one battery-operated or hardwired smoke detector in proper operating condition installed on each level

Comments:

Heating equipment

- ___ Does not have properly-working, vented heating equipment capable of providing adequate heat to all rooms in rental unit

Comments:

Plumbing

- ___ Major leaks present.
- ___ Corrosion causing persistent levels of rust or contamination of drinking water

Comments:

Sewer connection

- ___ Unit not connected to approved public disposal system free of back-up

Comments:

Access to unit

___ Tenant does not have direct access to unit without having to go through another unit

Comments:

Exits

___ No alternate means of exit in case of fire (window can count as alternate means of exit)

Comments:

Infestation

___ Infestation of rats, mice or other potentially harmful vermin

Comments:

General comments from inspector:

Signature of inspector:

Date:
