

**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:**

\_\_\_\_\_