

Rental Housing Inspection Form

Shaded descriptions are Mandatory for the First inspection cycle

Inspection Date:

Rental Address:

Inspector Name:

Unit Number:

Owner/Rep Name:

Initial/Re-Inspection/Complaint:

A. EXTERIOR PROPERTY/AREA		A. EXTERIOR PROPERTY/AREA		C. PLUMBING	
Approved? Yes No NA	Description	Approved? Yes No NA	Description	Approved? Yes No NA	Description
1 <input type="checkbox"/> <input type="checkbox"/>	House numbers clearly visible from the street.	11 <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Known cisterns, wells, or other hazards are fenced, covered, or filled.	1 <input type="checkbox"/> <input type="checkbox"/>	Rental unit has use of operable kitchen sink, toilet, and bathtub or shower.
2 <input type="checkbox"/> <input type="checkbox"/>	Roof and walls are not deteriorated and do not have peeling paint in excess of 50% of the area.	12 <input type="checkbox"/> <input type="checkbox"/>	Property does not have an accumulation of weeds or brush. Yard is properly mowed.	2 <input type="checkbox"/> <input type="checkbox"/>	All applicable plumbing fixtures have hot/cold water and are connected to sewer system with proper clearance for usage and cleaning.
3 <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Accessory buildings and fences in good repair.	13 <input type="checkbox"/> <input type="checkbox"/>	Property does not have an accumulation of garbage, junk, or debris.	3 <input type="checkbox"/> <input type="checkbox"/>	Bathrooms provide adequate privacy and ventilation.
4 <input type="checkbox"/> <input type="checkbox"/>	Doors are operable and able to be locked.	14 <input type="checkbox"/> <input type="checkbox"/>	Property is not providing habitation for rodents, wild animals, or other vermin.	4 <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Clothes dryer properly vented to the outside with metal vent pipes.
5 <input type="checkbox"/> <input type="checkbox"/>	Windows and skylights are operable and in good repair.	15 <input type="checkbox"/> <input type="checkbox"/>	Property does not have any illegal vehicles on site.	5 <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Surface water tile, downspouts, sump pumps, and other drain devices do not discharge into the city sewer system.
6 <input type="checkbox"/> <input type="checkbox"/>	Chimneys appear to be structurally safe and in good repair.	16 <input type="checkbox"/> <input type="checkbox"/>	Property does not have unsafe storage of combustible material.	Inspection Notes	
7 <input type="checkbox"/> <input type="checkbox"/>	Foundation appears to be adequate and in good repair.	1 <input type="checkbox"/> <input type="checkbox"/>	Walls, ceilings, and floors appear to be structurally sound and in good repair.		
8 <input type="checkbox"/> <input type="checkbox"/>	Property does not have broken, rotten, split, or buckled walls.	2 <input type="checkbox"/> <input type="checkbox"/>	The building appears to be maintained in a safe and sanitary condition.		
9 <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Stairways, porches, decks, and balconies have flooring, supports, and handrails in good condition.	3 <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	All stairs are in sound condition and good repair. No fall hazards exist.		
10 <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Site appears to have adequate grading and drainage.	4 <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Handrails firmly fastened and in good repair for all stairs.		

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All habitable rooms are provided with adequate electrical service for proper illumination.

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D. ELECTRICAL/MECHANICAL (cont.)			E. FIRE SAFETY				
Approved?		Description/Detail	Approved?		Description/Detail		
Yes	No NA		Yes	No NA			
1	<input type="checkbox"/>	<input type="checkbox"/>	Electrical service is properly maintained and is sufficient to support the electrical load.	1	<input type="checkbox"/>	<input type="checkbox"/>	Each sleeping room, immediately outside of sleep areas, and each floor has an operable smoke alarm.
2	<input type="checkbox"/>	<input type="checkbox"/>	Adequate clearance for service is provided on the control side of all HVAC and utility appliances.	2	<input type="checkbox"/>	<input type="checkbox"/>	All sleeping rooms have safe and appropriate access to an operable window for egress.
3	<input type="checkbox"/>	<input type="checkbox"/>	Each unit has proper heating facilities capable of maintaining a room temperature of 68 degrees Fahrenheit in all habitable rooms and bathrooms.	3	<input type="checkbox"/>	<input type="checkbox"/>	Each unit has access to an appropriately-sized, ABC-rated fire extinguisher. 1-A 5-BC for single family homes, 2-A 10-BC for multifamily.
4	<input type="checkbox"/>	<input type="checkbox"/>	All electrical equipment, wiring, lighting, and appliances are properly installed and maintained in a safe and approved manner.	4	<input type="checkbox"/>	<input type="checkbox"/>	Carbon monoxide detectors are installed immediately outside of sleeping rooms and on each floor. (Only applies to properties with a potential carbon monoxide source.)
5	<input type="checkbox"/>	<input type="checkbox"/>	Electrical panels are accessible, clearly marked, and circuits are properly labeled.	5	<input type="checkbox"/>	<input type="checkbox"/>	Fire alarm and suppression systems properly installed and operational where required.
6	<input type="checkbox"/>	<input type="checkbox"/>	Fuel fired equipment has appropriate and operable flues and shutoff valves.	6	<input type="checkbox"/>	<input type="checkbox"/>	Two (2) clear and passable egress routes exist for each floor above the first floor.
7	<input type="checkbox"/>	<input type="checkbox"/>	Every habitable room and every bathroom shall contain at least one (1) properly installed electrical outlet.	7	<input type="checkbox"/>	<input type="checkbox"/>	All means of egress doors and windows are operable without need to for keys, special knowledge or effort.
8	<input type="checkbox"/>	<input type="checkbox"/>	Every laundry room contains at least one (1) grounded-type receptacle or a ground-fault circuit interrupter (GFCI).	8	<input type="checkbox"/>	<input type="checkbox"/>	All fire resistance rating of walls, fire stops, shaft enclosures, floors and doors are properly maintained.
9	<input type="checkbox"/>	<input type="checkbox"/>	There are cover plates on all outlets, switches, and junction boxes.	Notes:			
10	<input type="checkbox"/>	<input type="checkbox"/>	GFCI outlets installed for all outlets within six (6) feet of a water source.				
11	<input type="checkbox"/>	<input type="checkbox"/>	Water heaters have a properly installed pressure relief valve (PRV) with the discharge pipe reaching to within six (6) inches of the floor.				

I, as the authorized representative or owner of this property, understand the inspection deficiencies that have been identified during this inspection and what I need to do to correct the deficiencies prior to the scheduled re-inspection. Should I not be able to complete the repairs needed by the re-inspection date, I understand and agree that I will be subject to a Municipal Infraction for each day thereafter in which the deficiencies are not repaired. In addition, I agree that I will be responsible for any re-inspection fees as identified in the Rental Housing Inspection Program Administrative Plan. I understand that if I need to re-schedule the inspection, I must provide a request at least two (2) business days prior to the date of the re-inspection listed below.

Should I fail to show up (on time or at all) for a scheduled re-inspection, I understand and agree that I will be subject to the payment of a No-show Fee in the amount of \$100 per event. Failure to pay any fees or penalties may result in legal action being taken by the City of Creston.

Property Owner/Representative Signature
 Date

This property passes the inspection and DOES NOT require a re-inspection.
 This property requires a re-inspection.

Inspector Signature
 Date

The Rental Housing Inspection Program is for the City of Creston to determine compliance with city ordinances. An inspection shall not constitute a certification by the city for any third parties as to the condition of the premises, and any tenant should undertake an independent inspection of the premises prior to entry of any lease arrangement to ascertain the condition thereof.