

RENTAL HOUSING COMMON CODE ISSUES CHECKLIST

FIRE PREVENTION

- Operable smoke detectors in each bedroom, outside each sleeping area and on each level.
 - Operable Carbon Monoxide detectors within 10-feet of each sleeping area.
- One 2A10BC fire extinguisher currently charged, inspected and tagged, located in a conspicuous & convenient location. Must be serviced & tagged every 12-months.

ELECTRICAL

- Electrical receptacles within six feet of the kitchen sink, bathroom sink or laundry tub, and all exterior receptacles must be GFCI protected.
- Electrical outlets and switch plate covers provided and not broken or cracked.
- Electrical fixtures free from obvious disrepair.
- Extension cords may not be used in lieu of permanent wiring.

MECHANICAL

- Heating facility has been properly installed and serviced within the last 18-months.
- Temporary heating devices shall not be used as the primary heat source.
- Water heater is in good repair and capable of supplying adequate hot running water to all faucets.
- Vent pipes from water heaters, furnaces and dryers must be properly sealed.
- Dryer vents must be metal, free of debris, and properly connected with foil tape. Do not use screws or duct tape.
- Combustible storage must be removed from the boiler room or furnace room.

PLUMBING

- All plumbing must be installed & maintained to code requirements.
- Adequate hot & cold running water to all fixtures.
- All faucets, pipes and drains must be free from leaks and obstructions.
- Washing machines must discharge into a standpipe and have a "P" trap.

APPLIANCES

- Stove burners and drip pans intact and in good working condition.
- Oven in good working condition and free of fire hazards.
- Range hood light and fan operating properly.
- Refrigerator and freezer cooling properly.
- Washing machine and dryer, if supplied, functioning properly.

INTERIOR AND EXTERIOR

- Screens must be on all required windows, be tight-fitting and in good repair.
- Windows must be working and in good repair with proper sashes & hold controls.
- Doors must be in good working order, free of any damage and secure.
- Exterior doors must be weather tight, waterproof and secure.
- Walls, floors, and ceilings in good repair, free from holes and peeling or chipped paint.
- Bathtubs and showers must be properly caulked.
- Kitchen and bathroom flooring must be free of any damage and water impervious.
- Required handrails must be in place on stairs of four or more risers.
- Junk, trash, and debris must be removed from all common interior and exterior areas.
- All exterior surfaces must be painted or treated so moisture cannot get to the wood.

This is not a comprehensive list. Please contact our office at 320.325.5580 with questions.