

Address: _____ Unit/ #: _____

Property Owner(s): _____

This property has



PASSED



FAILED

the rental inspection on the _____ day of _____ (month), 20.

Inspected by: _____



RENTAL INSPECTION FORM

The following violations can submit picture evidence by email and receive a passing verification within seven (7) calendar days of the original inspection to avoid a star downgrade and additional inspection & fees.

All violations must be corrected within fourteen (14) days.

STRUCTURE:

- ☐ All interior & exterior walls shall be free of holes greater than 0.750" (diameter of a dime).

- ☐ There shall not be any missing siding, fascia, soffit, trim, and/or wall covering, and exterior walls will be weather protected (paint, siding, etc.), or made of a weather resistant material (cement, etc.).
- ☐ Interior and exterior walking surfaces are maintained free of threats that can cause Slip/Trip/Fall (S/T/F) hazards.

- ☐ Each house or apartment must be properly marked with E911 numbers visible from the street. The numbers must be a minimum of 4" high, 1/2" wide and contrasting in color.

- ☐ The windows are in sound and operational condition and meet the Egress standards of local, state and International Codes. Refer to the 'Egress Worksheet' provided by the City of Fort Dodge.

- ☐ The chimney shall be free of missing brick and/or mortar, and proper appliance caps for usage from a visual ground inspection.
- ☐ The roof is in good repair. No missing shingles, curling, or obvious holes from a visual ground inspection.
- ☐ Foundation is free of defects, including cracks (longer than 16" and width greater than .077" or the width of a nickle), bowing (>2" deflection), and holes (greater than .750" or diameter of a dime).

- ☐ Structural Load Ratings must meet local, state and International Codes (40 psf – bedroom, 30 psf – other habitable areas). Indicators are sagging, sponginess OR apparent excessive amount of stored weight.
- ☐ Bedrooms meet minimum specifications:
 - 70 sq ft
 - Minimum of one (1) EERO compliant window
 - At least one wall must be 7' wide
 - Ceiling height 7'
 - Closet is NOT required and does not count towards the minimum square footage
- ☐ Exterior doors must be "exterior rated", possess operable deadbolts, and operable from inside without use of keys.

SYSTEM:

- ☐ Carbon Monoxide (CO) Devices installed to local, state and International Codes. Locations are required immediately adjacent to all sleeping rooms and near gas fireplaces.

- ☐ Multi-Unit Structures, where required, emergency and exit lighting shall be in place and properly functioning.

- ☐ Dual Sensor (UL217 listing) Alarm that is operable and properly placed per local, state and International Codes. Locations are required in every sleeping room, immediately adjacent to each sleeping room, and one on every level.
 - Previously hardwired smoke alarms will need to be returned to a functioning hardwired system.
 - All battery operated smoke detectors must be a sealed 10-year battery.

- ☐ Required kitchen and bathroom (if no window) exhausts must be vented to the outside.

- ☐ Accessory structures (garage and shed) with electricity installed to local, state and International Codes.

- ☐ Electrical system meets local, state and International Codes:
 - Two (2) outlets in habitable rooms and if additional outlet must be 6' apart;
 - One (1) outlet is required in each bathroom (GFCI preferred);
 - One (1) outlet is required in the laundry facilities and must be a grounded electrical outlet or a GFCI;
 - Property has minimum of 60-amp/240-volt electrical service.
 - Enough outlets must be available so a 2' or less corded appliance can be plugged in anywhere on the kitchen countertop.

- ☐ Water supply system meets local, state and International Codes.

- ☐ Water heater: vent, Pressure Release Valve (PRV) with discharge pipe (<18" off floor), 18" of hard metal pipe, minimum of 110 degree temperature.

- ☐ The property has a properly installed and in good working condition heating system, must have the capacity to maintain 68 degrees three feet off the floor and two feet off the wall in habitable rooms, bathrooms, and toilet rooms between September 15th and May 15th.
- ☐ The sink, shower, tubs, toilets all drain and are connected properly to sanitary system.

PROPERTY:

- ☐ Handrails exist and meets local, state and International Codes.

- ☐ Property is free of excess rubbish and debris and in Health Code sanitary condition.
 - The inspector will immediately suspend the inspection and will reschedule the inspection for thirty (30) business days to get the property cleaned up, or it will count as a missed visit, and applicable fees and star-rating adjustments will occur.

- ☐ Interior property is free of infestation of insects and/or rodents.
 - The inspector will immediately suspend inspection and Property Owner has ten (10) business days to professionally exterminate and reschedule.
 - Failure to provide documentation within ten (10) business days will result in a downgrade of the Star System and additional fee requirements.

**OTHER AREAS OF CONCERN THAT SHALL BE FIXED UPON THE NEXT
REGULARLY SCHEDULED INSPECTION OR TENANT REQUESTED INSPECTION:**
