

# **Charter Township of Muskegon**

## **Rental Inspection Unit**

### **Common inspection items we check for / find:**

#### **Fire Safety:**

1. Not enough smoke detectors or improperly placed. One inside each sleeping area and one located directly outside of the bedrooms, with one per floor. Crawl spaces and Michigan cellars typically not required to have one.
2. Check for improper storage of combustibles located in the home.
3. Improperly located sleeping areas, such as in a basement or attic without proper egress.

#### **Electrical:**

1. Ground fault interrupt outlets/protection needed within six (6) feet of a water source such as in a bathroom, kitchen or a laundry tub. Dedicated outlets located behind appliances and not easily accessible do not usually have to be protected. All outside outlets on a home, garage, shed etc. must be GFI protected as well.
2. Checking that electrical devices are functioning as intended and in good condition. This includes light fixtures, range hood fans & lights, lights with missing globes, bathroom ventilation fans (if provided), etc.
3. Checking for access to electrical panel and in the case of an older fuse panel, be sure it has S-type fuses installed.
4. Checking electrical outlets for proper wiring, one example would be a 2-prong outlet that has been removed and a 3-prong outlet installed, but without a ground wire.
5. Checking for extension cords being used as a permanent wiring run.

#### **Plumbing:**

1. Temperature / Pressure relief valve from water heater is extended to within 4" of the floor.
2. All fuel fired heating devices are properly vented and have proper clearances. i.e furnace, hot water heaters.
3. Plumbing fixtures are not loose, leaking or improperly installed
4. Areas around tubs and sink are properly caulked.
5. Sump Pump has a check valve on sewer discharge line.
6. Vent properly attached and screwed in place.

**Windows:**

1. All windows manufactured to be operable, do indeed function and are not stuck or painted shut for example.
2. All operable windows within 6 feet of the ground must be lockable with standard locking hardware.
3. All operable windows must have insect screens from April 1<sup>st</sup>. to Oct. 1<sup>st</sup>.
4. Check for broken glass in windows or doors.

**Doors:**

1. Verify that all doors work as intended and easily open and close with proper locking devices where needed.
2. Check doors for holes in them, loose hinges etc.
3. Check for hasps on egress doors. A padlock hasp is not allowed.

**Interior Conditions:**

1. Verify existence of a hand rail on any staircase to a second floor or basement. Also any exterior steps that are 30 inches or more above grade.
2. Check interior surfaces, looking for peeling or severely cracking paint or drywall. Also checking for holes in walls.
3. Check for any large accumulation of rubbish or garbage inside the home which could lead to vermin infestation or other health or safety concerns.
4. Kitchen cupboards and countertops are complete and of a cleanable surface.
5. Watch for trip hazards such as bunched carpet or badly cracked flooring.
6. Check for loose or missing furnace ducting.

**Exterior Conditions:**

1. Condition of paint, siding or roof on exterior of home.
2. Home does not have house numbers or they are too small. Numbers must be 4" tall and ½ " thick/wide.
3. Watch for holes in walls that allow rodent entrance to home.
4. Condition of stairs or decks and the ability of these to support their intended loads.

**This is not an all-inclusive list of defects we inspect for. It is a list of the more common things we inspect for and find in rental homes.**

**If you have any questions please contact us at 231-777-2555 Ext. 1131**