

Ypsilanti Township Rental Housing Inspection Checklist

General

- Owner or agent present
- Tenant as agent paperwork if applicable
- Smoke alarms: one in each sleeping area & minimum one each floor
- Operable escape windows
- Operable windows in good repair
- Screens April 1-November 31
- Reasonable # of outlets (no extension cords)
- Cover plates
- Walls free from defects
- Ceilings free from defects
- Floors free from defects
- All doors operational and free from defects
- Exterior doors free from defects and weather tight
- Dwelling free from excessive fire load (Hoarding)
- Dwelling free from unsanitary conditions
- Dwelling free from infestation both insect and rodent
- ***Mounted fire extinguisher in conspicuous location***
- ***Carbon monoxide detectors near all sleeping areas.***
- Structure free from defects

Bath/Kitchen

- Plumbing system leak free
- Proper water pressure
- Hot water 110 min.-120 max.
- Non-absorbent sealed floor
- GFCI outlets if necessary (Replaced outlets shall be GFCI where GFCI is required)
- Cabinets/countertops free from defects

Basement/Attics/Crawl Spaces

- Clear unobstructed path to attic access (closet , if applicable, free from obstructions to attic at time of inspection)
- Attics free from defects (visible signs of leaks, mold, rot)
- Verify all mechanical vents go to exterior
- Crawl space free from defects
- Crawl space vapor barrier
- Stairs free from defects
- Guardrail/graspable handrail in place
- Walls free from defects (bows/cracks/leaks)
- Sump pump operational
- Emergency escape window in finished basement (Since 7/31/01)
- Emergency escape window in all basement bedrooms

Exterior

- Concrete free from defects (porch/steps)
- Concrete sidewalks free from trip hazards (2" or more)
- Masonry/siding/trim free from defects
- Fascia/soffit/gutters free from defects
- Roof free from defects
- All penetrations sealed/caulked
- Chimneys free from defects
- Accessory structures free from defects
- Environmental blight: grass/vehicles/debris

Mechanical/ Plumbing/ Electrical

- Furnace/boiler clean and check every 2 years
- Gas fired appliances properly vented
- Proper clearance to combustibles on furnace and water heater venting
- Dryer vent smooth wall aluminum must be UL listed
- Dryer vented to the exterior
- Dryer on its own independent vent
- Temperature pressure relief valve plugged or capped
- Gas line free from defects and leaks
- All gas line openings are hooked up or properly capped
- Electrical panel labeled – no open electrical slots
- S type fuses
- Proper permits on file for work to dwelling

ANY ITEM THE INSPECTOR DEEMS A LIFE SAFETY CONCERN, MUST BE CORRECTED WITHIN 7 DAYS

ADDITIONAL INFORMATION

- Use of extension cords as permanent wiring is prohibited.
- Limit of 30 days maximum period for tarps on roof.
- Limit to 30 days maximum period for boarding doors and windows.
- Proof of structural insurance required.
- The International Property Maintenance Code may be viewed at:
<https://codes.iccsafe.org/public/document/toc/551/>
- Ypsilanti Township Code of Ordinances may be view at:
[https://library.municode.com/mi/ypsilanti_charter_township_\(washtenaw_co\)/codes/code_of_ordinances](https://library.municode.com/mi/ypsilanti_charter_township_(washtenaw_co)/codes/code_of_ordinances)