

CITY OF LINCOLN PARK
1355 Southfield Road
Lincoln Park, Michigan 48146

INSPECTION CHECK LIST FOR RENTAL INSPECTION

NOTE: ELECTRIC AND WATER MUST BE ON AT TIME OF INSPECTION.

STRUCTURAL AND MAINTENANCE (Interior and Exterior):

1. **Chimney:** Check for deteriorating or crumbling tops, missing or deteriorated mortar joints, and screen cover (1/2" galvanized mesh to extend at least 6" above flue liner).
2. **Roof:** Check for leaks, missing shingles and/or small holes that allow the wood to rot underneath causing a structural hazard.
3. **Gutters:** Check that gutter is not sagging or pulling away from fascia board; galvanized type must be painted to retard rust; and that gutters and downspouts do not contain holes or leaking joints.
4. **Porches:**
 - (a) Wood – Check for any structural problems, deteriorated decking, deteriorated or missing railing, unpainted wood steps which would permit rot or heaving
 - (b) Concrete and/or Brickwork – Check for any structural or other significant cracks requiring tuck pointing or repair, excessive settlement, spalling, or tipping affecting safety.
5. **Paint:** Check for excessive peeling, blistering or flaking. These area would require scraping and painting. Permeable wood (beams, doors, etc.) if deteriorating, requires treatment with a preservative.
6. **Debris:** Check for debris in walkway, basement and attic, garages and yards, and particularly fire hazards adjacent to furnaces and water heaters and under stairwells.
7. **Vermin:** Check garage, auxiliary buildings for rat/rodent evidence. Check house foundation if no basement. Rat proofing required for all structures.
8. **Stairways:** Check for rotted wood in inadequate structural conditions which could render stairs unsafe under heavy loads.
9. **Handrails:** Check handrails to ensure they are adequately secured and structurally safe.
10. **Windows:** Check for rotted wood, broken or cracked glass and proper operation.
11. **Doors:** Check for loose hardware, broken doors, cracked glass and peeling paint. The garage door should be in safe and satisfactory working condition. Check that exposed wood doors are properly preserved.
12. **Walls and Ceilings:** Check for excessive peeling of flaking paint, cracked or deteriorated plaster (normal hairline cracks are excluded), holes in same. Repairs limited to areas involved.
13. **Floors:** Check wood, tile and linoleum floors for sections that are rotted, missing, broken or loose. Check sagging floors when possible to determine if joists require additional bracing or support for safety.
14. **Structure and Basement:** Check basement walls for evidence of foundation failure. Note on report (repairs not required).
15. **Fences:** All fences should be maintained structurally sound and in good repair.
16. **Smoke Detectors:** Smoke detectors are required on each floor and in each bedroom. Five year lithium batteries are required.
17. **Cement:** Trip hazards exceeding three quarters(3/4) of an inch.
Cross slopes exceeding a 1" per foot from the inside edge towards the outside edge (the outside edge being the edge of sidewalk nearest the street line).
Individual slabs that are broken into more than three pieces.
Significant surface deterioration from spalling or pitting over 33% of an individual slab.
Holes in excess of three quarters (3/4) of one inch in depth or width.
If any section of the sidewalk is tilted from the outside edge toward the inside edge (the outside edge being the edge of sidewalk nearest the street line).
Any section or sections where water is ponding will be removed.

Milling will not be permitted if at any point the trip hazard exceeds $\frac{3}{4}$.

ELECTRICAL WIRING AND EQUIPMENT:

18. **Circuits:** Check for improper splices and over fusing.
19. **Service:** Check for general condition of main service cables and equipment.
20. **Extension Cords:** Any and all extension cords attached to walls, used instead of permanent wiring shall not be permitted. Extension cords run under carpeting and from one room to another room or through walls or ceilings shall be eliminated.
21. **System Wiring:** Check for illegal extensions to the wiring system in order to provide light, heat or power. All boxes and switches must have cover plates.
22. **Illumination:** Check for operable light fixtures in kitchen, laundry, bathrooms, toilet rooms, hallways, stairways, furnace rooms, basement areas. Pendant cord fixtures shall be replaced with keyless or pull chain type. Shower room fixtures shall be approved for wet location.
23. **Wall Switching:** Check for switch control of lighting fixtures in kitchen, bathroom, hallways, stairways where insufficient lighting constitutes a hazard. One switched control light fixture or receptacle is required.
24. **Receptacle Outlet:**
 - (a) Non grounded outlets must have non grounded receptacles
 - (b) General requirements are two wall outlets in each habitable room, three in the kitchen, one in the bathroom and one in the laundry, make sure that ground wires are connected in grounded receptacle.
 - (c) GFCI receptacles required in bath & kitchen within 6' of sink.

PLUMBING:

25. **Waste lines:** Check for evidence of any existing leakage. Check each fixture for proper installation of "p-trap".
26. **Toilet tank:** Check for proper air gap/critical level to top of ballcock.
27. **Shutoff Valves:** Check all shut off valves for proper working condition.
28. **Water Heater:** Check vent pipe for no sag and tight connection to chimney (sheet metal screws must be on all joints of vent pipes). Check that temperature pressure relief valve is an approved type and a dripleg is present. A gas shut off valve must be located at heater.
29. **Fixtures:** Properly clean & recaulk all fixtures at floor & wall junctures.
30. **Sprinkler System/Hose Connections:** Check for vacuum breaker to prevent backflow from lawn system and hose connections into domestic water supply.

HEATING:

31. **Chimney Clean-Out:** Check to see that there is a proper clean out and tight fitting operable clean-out door, no unplugged opening in chimney.
32. **Vent Connector:** On furnace, check for no sag and tight sealed connections to chimney, sheet metal screws must be on all joints of vent pipes.
33. **Leaks:** Check for leaks in steam and hot water heating systems.
34. **Controls:** In general, furnace and heating controls cannot be checked for proper operation under normal operating conditions. Inspections are usually limited to visual observation of general condition.
35. **Dryer:** Vent dryer outside with non-combustible material.
36. **Furnace:** Have furnace heat exchanger test by a licensed contractor w/state number on receipt.
37. **Carbon Monoxide Detector Required**

The above guidelines are intended to be a general summary. Specific defects applicable to individual dwellings or other structures on said premises may be enlarged upon by the inspector in his report, which is available to parties involved in the transaction. Some items are impracticable to inspect, e.g. interior of furnaces, hot water tank, footings, etc.

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