

Address: _____ Date: _____ Inspector: _____

The rental inspection checklist serves as an effective guide for rental property owners to refer to before their scheduled inspection. Additional copies of this guide can be found on our website or a hard copy can be obtained at the Building Department office in the Municipal Government Annex, (151 Lincoln Way East, Massillon, Second Floor of the Huntington Bank Building).

RENTAL HOUSING INSPECTION CHECKLIST

Y N N/A

Electrical Panel

- Service amps adequate for usage
- Properly grounded and in good condition
- No open circuits in box
- All circuits labeled
- If fuses – proper sizes
- Adequate clearance and easy access

General Electrical

- Covers on switches and outlets
- Splices to code in covered boxes
- Wire in conduit where required
- GFCI's where required & operable
- Switches, outlets & fixtures operable
- Adequate light fixtures, with globes as needed
- Safe, limited use of extension cords
- Exterior lines secure & protected

Water Heater:

- Gas shut-off valve
- Proper pop-off valve & drop pipe
- Vent secured & properly pitched
- Operable, with no rust holes or leaks
- Adequate surrounding clearance

Furnace:

- Gas shut-off valve and on/off switch
- Vent secured & properly pitched
- Operable
- Adequate surrounding clearance

Laundry:

- Proper dryer vent to exterior with cover
- Gas shut-off valve, capped if unused
- Proper and grounded electrical connection
- Washtub faucet backflow prevention

Sinks, Bathtubs & Showers:

- Operable, with hot & cold water
- Functioning drains with proper traps
- No leaks or drips

Toilets:

- Operating properly
- No overflow to sewer from tank
- No leaks or continuous running

General Plumbing:

- Installed with no leaks
- Functioning drains with proper traps & covers

Y N N/A

Smoke Detectors:

- Properly installed and operable
- Installed in correct locations

Stairways:

- Handrails if 3 or more steps
- Lighted correctly
- Steps stable, unbroken & of adequate strength

Rooms:

- Walls, floors & ceilings intact & maintained
- No padlocks or interior keylocks on doors
- Unobstructed egress within and out of home
- No rubbish or garbage accumulation
- Bedrooms & bathrooms have privacy doors
- Bedrooms separated from combustion equipment

Windows:

- Proper locations & sizes for light & ventilation
- Lockable
- Snug fit, openable & not broken or cracked
- Screens installed between June 1 & October 1
- Bathrooms need mechanical or window venting

Exterior Doors:

- Proper for egress and lockable
- Snug fit, operable & unbroken

Building Exterior:

- Roof waterproof & maintained
- Walls, foundations, chimney maintained
- Porches solid & maintained
- Guardrails on porches over 30" high
- Handrails if 3 or more steps
- No openings for animal infestation
- House numbers, readable from street

Garage:

- Proper electrical service, wiring, fixtures, etc.
- Structure solid & maintained

Yard:

- Grass, shrubs, trees maintained
- Accessory buildings maintained to code
- Pools maintained and secure
- No illegal vehicles or illegal parking
- No trash, litter, debris, car parts or garbage
- No unsafe or unsanitary conditions
- Pet waste must be removed regularly

Note: This is not a comprehensive list of all requirements.

Questions? Please call (330) 830-1724

Code violations: If the Building Inspector determines that there are code violations that need to be addressed, a notice will be sent to the property owner/manager outlining the violations. It is ultimately the property owner's responsibility to correct those issues noted in the inspection report even if the violations were caused by the tenant.