



CITY OF NEW HOPE COMMUNITY DEVELOPMENT

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RENTAL INSPECTION CRITERIA

PLEASE BE SURE THE FOLLOWING ITEMS ARE IN COMPLIANCE AT THE TIME OF INSPECTION:

Heating Systems & Space Heaters	<ul style="list-style-type: none"> All units 20 years and older must be evaluated by a bonded contractor and a written report must be provided
Plumbing System, Waste & Vent	<ul style="list-style-type: none"> Piping under sink must be rigid and may not be flexible Loop the dishwasher drain line under countertop as high as possible Install anti-siphon valve to outside faucets and threaded laundry tub faucets
Sump Pump & Drain Tile	<ul style="list-style-type: none"> Check to see that basket cover is secured
Electrical Outlets, Fixtures & Wiring	<ul style="list-style-type: none"> Test all GFI outlets for proper operation Replace missing or damaged switch plates or outlet plate covers Working light bulbs required in all fixtures, replace missing globes Extension cords may not be used as a substitute for fixed wiring
Smoke Detectors	<ul style="list-style-type: none"> Must be operable Must be located on every level without a bedroom, outside of all sleeping rooms, and inside of each sleeping room
Carbon Monoxide (CO) Detectors	<ul style="list-style-type: none"> Must be located within 10 feet of all sleeping rooms and on the same level as those rooms.
Basement	<ul style="list-style-type: none"> Check floor drains for clean-out plug Check conditions of windows and screens and repair/replace if cracked, broken, or torn Windows must have two panes of glass
Stairways and Interior	<ul style="list-style-type: none"> Ensure handrails are present on at least one side of each stairway with four or more risers Check for approved guardrail on open sides of stairways and landings that are at least 30" or more above adjoining grade
Bathrooms	<ul style="list-style-type: none"> Verify that toilet is firmly secured to floor Check for operable window with screen if bathroom does not have exhaust fan Ensure there is at least one functioning light fixture and electrical receptacle Verify that any outlets that have been added or replaced are GFI protected Verify any handheld shower wands are installed with anti-siphon device
Porches, Balconies & Decks	<ul style="list-style-type: none"> Maintain sliding patio door locks, rollers, and screens Repair/replace all rotted wood
Garages (Attached & Detached)	<ul style="list-style-type: none"> Repair any holes in sheetrock located between house and garage Verify electrical wiring is installed in a safe and approved manner and garage door openers are wired directly into an outlet Door between garage and house must be 1-3/8" solid wood, 1-3/8" solid steel or honey-comb-core steel door, or 20-minute fire rated door (homes built before 1962 exempt unless doors have been replaced). Door must close and latch without help Cracks and trip hazards in garage floor must be repaired
Exterior	<ul style="list-style-type: none"> Verify kitchen vent hoods and bathroom fans are vented to the exterior Repair damage or cracks in chimney caps Clean gutters, drain spouts, and drain extensions of all leaves, debris, and obstructions Replace all damaged or missing siding Maintain clearance in front of electrical panel, water heater, and furnace Check condition of windows and screens, repair/replace if cracked/broken or screens are torn Verify vents are rigid pipe, no plastic
Zoning Issues	<ul style="list-style-type: none"> Trash cans must be screened if stored outside Vehicles stored outside must be operable and licensed
Pets & Animals	<ul style="list-style-type: none"> Must be contained as to not interfere with inspection

***All work in rental properties to be done by a licensed and bonded contractor with appropriate permits. Please note, this list is not all-inclusive.**