

Robbinsdale Rental Inspections



Things to check before your rental inspection...

Interior Rooms

- Functional smoke detector is in every bedroom and on each level.
- Functional carbon monoxide detector is placed within ten feet of the bedrooms.
- Condition of stairways, hand and guardrails including height and spacing. Lighting over stairs. Provide proper handrail and guardrails.
- General condition of the floors, walls and ceilings. No peeling paint or holes.
- Heating system, heat distribution. General level of maintenance.
- Water heater, water heater venting, general condition, water pipes and drain lines, leaks, improper repairs, proper venting and general condition of plumbing fixtures.
- Gas fired appliances, their flues and gas lines including yard grills.
- Open gas lines and proper shutoffs.
- Dryer exhaust venting and condition.
- Electrical panel, grounding of system, improper branch wiring, condition and grounding of electrical devices, cover plates.
- General conditions of habitable rooms and proper room sizes. Electrical cover plates, excessive rubbish or storage preventing normal room maintenance. Required heat source for all habitable rooms.
- Compliance with occupancy standards (overcrowding, excessive fire load).
- Kitchen conditions including sanitation, food prep surfaces, range, microwave, refrigerator, walls, cabinets, appliances and floor.
- Bathroom conditions including sanitation, leaks and fixture condition, ventilation, walls and floor.
- Level of attic insulation, if accessible.
- Window operation. Painted shut, broken sash ropes, drop hard, sash locks, clear openings in sleeping rooms (egress windows) etc.
- Storm doors (if present) and condition, missing parts, damage, dead bolts at main entry doors. Patio door locks.

Exterior Grounds

- All exterior surfaces, including but not limited to, siding, roofs, foundations, doors, door and window frames, cornices, porches, trim/fascia, balconies, decks, fences and accessory structures must be maintained in good condition and be structurally sound so as not to pose a threat to health, safety or welfare.
- The most common problem found in rental properties is the accumulation and improper management of trash, refuse or rubbish. Rubbish issues, exterior storage, trash and recycle cart management and their placement. Includes materials between garages or inside window wells, or in the public street right-of-way. Garbage carts have no holes.
- Height and condition of incoming electrical lines, electrical mast head, trees touching electrical lines. Condition of exterior electrical wiring, garage wiring. No extension cords used in-lieu of permanent wiring.
- Grass / weeds over 8” tall. Condition of fences. Improper composting operations, brush piles, lack of “ground cover” such as grass. Trees touching roofs. General grading and pitch of walks, patios to shed water away from the dwelling.
- Condition of walks, driveways, stoops, steps, hand and guardrails, decks, gutters and downspouts. Gutter systems are not required, but minimum standards apply if present.
- Loose, missing or decayed siding, trim on all structures including condition of doors and jambs. Damaged roofing material.
- General level of maintenance at all windows including screens, missing paint / putty, broken, missing, or cracked glass.
- Excessive peeling or missing paint. Condition of chimney.
- Escape access and ladders (if required) at egress wells.

Garages

- Interiors are inspected if renter has access and if there is electrical power in the garage. Two spaces are required if the dwelling is a single-family home, part of a two-family dwelling, or a townhouse. 1.5 (off-street) vehicle parking spaces are required for each apartment rental dwelling.
- Exterior of garages are inspected as described above in exteriors/grounds.

Call the Rental Housing Inspector at 763-531-1261 for specific inquiries about your situation. To schedule a rental inspection, call 763-531-1267

All deficiencies are to be corrected within 30 days of initial or biennial inspection with a re-inspection conducted.