

TIPS FOR A SUCCESSFUL RENTAL INSPECTION

A common question that most tenants have is "**what are they looking for?**" Basically, we'll be inspecting the unit to insure compliance with health and safety codes that are in the best interest of the property owner and the tenant's safety. The plumbing, heating, electrical and mechanical items will be inspected along with other items of maintenance that could affect the occupants of the building's safety.

The inspectors are not there to shuffle through your closets or look through your personal belongings, although it would be prudent of you to put away anything that you may not want someone to see left in plain view.

How can you help? Below is a quick list that you can go over that will help all of us during this inspection. Please take a moment to read through it as there will be helpful items that you can do over the next few weeks to prepare for a successful inspection.

Please be advised the inspections are not intended to punish anyone, or impede upon any tenants Constitutional Rights.

1. Be certain that all smoke detectors are operational and have fresh batteries.
2. Make sure that all light fixtures have working light bulbs. The inspector will be unable to distinguish between a bad switch or a bad bulb.
3. Remove any obstructions that would not allow all doors to be fully operational.
4. Pick up any clutter that may make it difficult to walk and look through the unit. This should include any cloths lying around.
5. Make certain that you don't have any wall hangings blocking electrical panels. These items have to be inspected and any obstructions should be removed prior to inspection.
6. Act responsible and put away any items that you would not want others to see. Don't leave money or valuables out in the open for reasons they could be accidently knocked over or damaged. Leaving valuable items near sinks and toilets could result in loss or damage because these items have to be inspected.
7. **MOST IMPORTANT...clean...clean...clean!** There is nothing more unsightly and disgusting than a filthy toilet, soap scum shower or tub, or nasty food laying on the kitchen counter, or a sink full of dirty dishes. If there is anything that needs to be fixed, let the landlord know ahead of time so you don't have to be inconvenienced with re-inspections.
8. Keep a rug or older towel inside your entry door so the inspector(s) can wipe their feet. We don't want to track up your floors, but being its winter, there can only be so much done to prevent it.

TIPS FOR A SUCCESSFUL RENTAL INSPECTION

The following tips are supplied for your convenience and are compiled from the most common violations found during the inspection process. Please note the listed items ***are not*** an all inclusive list but merely the most common violations noted. Please call the Building Department at 734-782-0445 **BEFORE** you begin any repairs as you may need a permit. Appropriate Licensed Contractors must pull permits for Electrical, Mechanical and Plumbing repairs.

MECHANICAL

FURNACES TWO YEARS OR OLDER: Have Licensed Heating Contractor perform test on Heat Exchanger and Safeties – submit a copy of test for our files.

ALL GAS LINES to furnace, water heater, stove and dryer require a lever handle shut off valve near unit. Cap or plug any open gas lines. Secure and support all gas piping. Saddle valves must be replaced with tees. Flexible connectors not approved on furnace or water heater. Union and drip tees are required on furnace and water heater gas piping.

INCINERATOR: Remove, Cap gas opening and cement chimney opening.

CHIMNEY: Must be in good condition, vent pipes sealed / cemented and have accessible cleanout.

FLUE PIPES: Proper pitch (1/4" up per foot min) – galvanized pipe in good condition – sealed / cemented at chimney – screws at each joint / connection.

HUMIDIFIER: Good working condition. Repair if needed or remove.

DRYER VENT: Must be 4" and smooth metal (plastic is not allowed) screws and pop rivets are not allowed.

VENT GRILLS: Must be secure

DUCT WORK: Must be provided to all rooms. A means of return air required from all rooms except bath and kitchen in warm air heating systems.

BATHROOMS: Require venting – Either by window or mechanical

The inspectors must follow the State of Michigan Mechanical Code when doing the inspection and the above items in no way cover the complete code.

EXTERIOR HOUSE, GARAGE AND GROUNDS

1. Install paved off-street parking spaces as required; concrete sidewalks, driveways and steps in good repair.
2. Chimneys, foundations, porches and brick work require tuck pointing as needed.
3. Porches and stairs over 30" high require hand and guard rails.
4. All peeling painted surfaces to be scraped and re-painted.
5. Storm doors, windows and screens in place and working.
6. No broken or boarded windows.
7. Gutters, soffit, fascia and downspouts in place and in good repair.
8. Ground sloped away from house for positive drainage.
9. Fence required maintenance.
10. No junk, debris, high weeds or noxious trees.
11. Address numbers (min. of 4 inches high with a min. stroke width of 0.5 inches) to be plainly legible and visible from the street or road fronting the property.

INTERIOR

1. All detectors shall be approved listed type and shall be installed in accordance with the manufacturer's instructions. Smoke detectors shall be installed in each sleeping room, outside of each separate sleeping area in the immediate vicinity of the bedrooms and on each additional story of the dwelling, including basements and cellars but not including crawl spaces and uninhabitable attics.
2. Handrail on all stairs over 3 steps.
3. Block open side of stairways.
4. No basement sleeping rooms (unless approved)
5. Repair or paint basement walls and leaks.
6. Floor surfaces and coverings in good repair & water tight in kitchen and bathroom.
7. No double cylinder key locks – thumb turn from inside.
8. All walls and ceilings in good repair.
9. All peeling paint scraped and painted.
10. No concrete laundry tubs.
11. All windows properly glazed and in working order.
12. Unit required to be clean and sanitary, free from infestations.

ELECTRICAL

1. Increase electrical service to a minimum of (3) wire 100 amperes.
2. Provide a switch controlled light at entrance doorway, front, rear, side.
3. Provide wall switch to control ceiling fixture in all rooms.
4. Provide a switch controlled ceiling light or wall light in bathroom.
5. Provide a switch controlled ceiling light in kitchen.
6. Provide a switch controlled ceiling light / switch controlled duplex (Living Room).
7. Provide additional duplex electrical receptacles conveniently located; bedroom dining room, bathroom, living room, kitchen & recreations rooms.
8. Install multiple switch control at head and foot of stairs to second story and basement, with lighting outlet so place to adequately illuminate the stairs.
9. Install additional lighting outlets in basement so as to provide one lighting outlet per 200 square feet of floor space.
10. Provide a separate wall mounted 20 ampere laundry circuit.
11. Provide at least one lighting outlet in basement toilet room, basement furnace room, basement utility room.
12. Install correct ampere rated type "s" fuses.
13. Repair / replace defective electrical receptacle(s), wall switches, fixtures, ceiling fixtures in rooms as needed.
14. Discontinue use of extension cords in lieu of permanent wiring where needed.
15. Remove / protect surface wiring located below joists or on walls.
16. Replace missing cover plates on receptacles and switches in rooms as needed.
17. Provide junction box for open slice wiring as needed.
18. Replace / remove unapproved wiring.
19. Install separate 20 amp circuit for kitchen, supplying (3) duplex outlets.
20. Provide separate 15 amp minimum circuit for furnace.
21. Bond water meter with a No. 6 minimum copper conductor using approved ground clamps.
22. Removed unused wiring.
23. Replace equipment covers.
24. Install smoke detector(s).
25. Ground kitchen and laundry outlets and bathroom outlets.
26. Wire pool to code.
27. GFCI receptacles necessary; In all receptacles in bathrooms; any plug within six feet of a kitchen sink; and any plug outdoors or in a garage.

PLUMBING

1. Must have A.V.B. (atmospheric vacuum breaker) on all hose bibs and laundry faucets.
2. Repair all leaks on water pipes and drips at faucets.
3. Touch up all chipped porcelain sinks and bath tubs.
4. Clean all fixtures.
5. Must have anti-siphon ballcock installed to code in all toilets. This means 1" air gap between overflow tube and inlet side of ballcock.
6. Replace any missing or broken cleanout plugs and floor drain strainer covers.
7. Replace all S-traps and traps with deep trap seals; minimum seal is 2" maximum is 4"; sink traps and P-traps are acceptable (No flex traps).
8. Water meters must have full open valves on both sides of meters; full open valves cold side of water heater.
9. Outside hose bibs must have stop and waste valve.
10. Cement laundry tubs must be replaced. Old drum traps also.
11. T & P valve on hot water tank must be rigid pipe. No threads at end of pipe. Minimum from floor 2", maximum 4".
12. Dielectric unions are required if you have copper to galvanized pipe connections.
13. Remove saddle valves from water lines. This is usually valves for humidifiers and ice makers.
14. No water heaters in bathrooms or bedrooms.
15. Connections between PVC and cast iron must be made with a Fernco Coupling, or approved adapter.
16. Caulk the base of all toilets.
17. Remove all black pipe installed with water lines.
18. Secure laundry tubs to floor and secure laundry tub faucet with laundry tub block made of plastic or rubber galvanized metal.
19. Base of all showers must be waterproof.
20. A licensed plumber is required to pull the appropriate permit for any corrections.
21. Permits must be obtained and paid for before work commences; permits are valid for six (6) months.