

Charter Township of Flint Rental Inspection Check List

Inspection Check List	Comments
Doors - door hardware - door jamb and other things to check	
1 Check latches	
2 Dead bolt - throw length, no less than one inch - cannot be keyed inside	
3 Locks should be in good working order	
4 Door Closers - installed and in good working order	
5 Entry door must have a peephole or a side window	
6 Gaps around all exterior doors should be of minimal space - No cracks in door frame or jambs	
7 Hinges should be in good working order	
8 Door should not bind on the floor or jamb	
9 Fire rated doors in place where required - between buildings and between home and attached garage	
10 In common areas - all egress doors shall display an approved exit sign to the exterior	
11 All doors should be structurally sound	
12 All common fire separation doors must be solid core with a self closing device (multi-family)	
13 All patio doors and windows not more than 8 feet above grade must have a locking device and dowel rod of 3/4 inch or Charlie bar	
Windows	
14 All windows must be in working condition with properly operating locks - check sills for rot and bad caulk	
15 All windows must be weather tight - without broken or checked glass in windows	
16 All interior surfaces (windows, doors, walls, etc...) should be kept in a clean and sanitary condition. Peeling paint, checked or loose plaster, decayed wood and any other defective surface conditions shall be corrected.	
Interior Miscellaneous	
17 All stairs and railings should be secure and undamaged.	
18 All lighting should be in good working condition with covers in place.	
19 Check for lighting in closets, halls and bathrooms	
20 Garbage disposals - should be in good working order	
21 Any infestations such as rats, roaches, ants, or any other pests shall be exterminated - before renting	
22 Exhaust fans and lighting over stoves should be in good operating condition	
23 All carpets should be free of trip hazards, damaged seams, cable cords, etc....	
Sink areas and Bathrooms	
24 Sinks should be free of leaks	
25 All sinks and bathtubs must have stoppers	
Smoke Detectors	
26 Outlets near water sources should have GFI	
27 Smoke Detectors - Every bedroom, hallway and every floor must have a working smoke detector	
Mechanical Room	
28 Check the electrical box or fuse panel for missing spaces (sticker)	
29 Check water heater for proper installation (sticker)	

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30	Check furnace for proper installation (sticker)	
31	All storage areas must be kept free of garbage and other combustible items	
32	All Sewer lines should be capped and floor drains must have strainers	
	Exterior	
33	Check all building exteriors for damaged siding, trim or rotted wood	
34	Check roof for leaks and missing shingles	
35	Yard should be free of blight conditions - no junk or debris	
36	Accessory buildings should be structurally sound and weathertight	
37	Also other visible health and safety violations that may pose a problem to your tenants - Mold is a Health Department issue - we will not be inspecting for MOLD	