



Rental Inspection Form

Inspection Date: Rental Address:

Inspector Name: Unit Number:

Owner/Rep Name: Initial/Re-Inspection/Complaint

A. EXTERIOR PROPERTY/AREA		A. EXTERIOR PROPERTY/AREA		C. PLUMBING	
Results	Description (Ref.)	Results	Description (Ref.)	Results	Description (Ref.)
OK V C		OK V C		OK V C	
1 <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	House/unit numbers not less than 4 inches in height. 304.3	15 <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	No junk vehicles on property per Grinnell City Code.	1 <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	All plumbing facilities and fixtures shall be maintained in good working order. 501.2
2 <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	No peeling paint on exterior. 304.6	16 <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Structures and property kept free from infestation of rodents and pests. 302.5	2 <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Every dwelling unit shall contain its own bathtub or shower, lavatory, water closet, and kitchen sink. 502.1
3 <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Structural members and foundation maintained in good condition. 304.4 and 304.5	17 <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Combustible materials are stored safely.	3 <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Toilet rooms shall include an interior locking device when located in a dwelling with more than 1 unit. 503.1
4 <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Sound and Watertight Roof. 304.7	18 <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Property contains required off-street parking.	4 <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	All plumbing facilities and fixtures shall be connected to the public water and sewer system or an approved private water or sewer system. 505.1
5 <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Decks, stairways, porches, balconies, and handrails maintained and structurally sound. 304.10	19 <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	No indoor furniture outside of home.	5 <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Drainage of roofs and paved areas, yards and courts, and other open areas on the premises shall not be discharged into the sanitary sewer system, and shall not be discharged in a manner that may cause a nuisance. 507.1
6 <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Chimneys maintained and structurally sound. 304.11	B. INTERIOR STRUCTURE / AREA			
7 <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Insect screens provided from April – October. 304.14	1 <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Interior structure and equipment shall be maintained in good repair and structurally sound. 305.1		
8 <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Doors and all components maintained in good working condition. 304.15	2 <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Interior shall be in a sanitary condition. 305.1		
9 <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Basement openings protected to prevent rodents from entering. 304.17	3 <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	All windows, doors, walls, ceilings, and floors shall be maintained in good, clean, and sanitary condition. 305.3		
10 <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Building security devices all in working order (Windows, doors, hatchways). 304.18	4 <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	All stairs, handrails, guards, and door equipment shall be maintained in good, sound condition. 305.5 & 305.6		
11 <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Proper grading and drainage. 302.2	5 <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Occupant Load not exceeded per IPMC 404.		
12 <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Sidewalks and driveways kept in proper state of repair and follow Grinnell Code regulations.	Un-Highlighted Items: To be corrected by 2 nd Inspection			
13 <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Property free from weeds/grass in excess of 8 inches, noxious plants, and volunteer trees. 302.4	Red Items: Major Violations; need to begin to be addressed within 48 hours of inspection, and remedied within 90 days.			
14 <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	No Junk and Rubbish. 308				

Inspection Notes

Results: V: Violation. Ok: No Violation. C: Issue present, must be remedied by 2nd inspection.

D. ELECTRICAL/MECHANICAL (cont.)

Results OK V C	Description/Detail
1 <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	120 / 240v Electrical service provided to unit(s) with minimum rating of 60 amperes. 604.1 & 604.2
2 <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	All electrical equipment in good working condition and any equipment exposed to water replaced. 604.3.1.1
3 <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	No electrical hazards of any kind are visible. 605.1
4 <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	All habitable rooms must contain not less than 2 separate duplex receptacles. 605.2
5 <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Laundry rooms or rooms containing laundry equipment shall contain a grounding-type receptacle or a receptacle with a GFCI. 605.2
6 <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	All public halls, stairways, toilet rooms, kitchens, bathrooms, laundry rooms, and boiler / furnace rooms shall contain at least one (1) luminaire. 605.3
7 <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Flexible extension cords shall not be used for permanent lighting. 605.3
8 <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	A GFCI outlet shall be installed for all outlets within 6 feet of any type of water source.
9 <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	In every unit, heating facilities shall be supplied and in good working order, being able to maintain a room temp of 68°F in all habitable rooms, bathrooms, and toilet rooms. 602.2
10 <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Tenants shall be given the ability to control heating facilities. When one heating facility supplies heat to multiple units, control shall be given to the owner, and language explaining such situations must be stated explicitly in the rental agreement between owner/tenant.

E. FIRE SAFETY

Results OK V C	Description/Detail
1 <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	A dual sensor (Photoelectric and Ionization) smoke alarm is required on each floor, within each sleeping room, and immediately outside of all sleeping areas. 314.2
2 <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	All sleeping rooms require an unobstructed separate means of egress needing no special knowledge to operate the egress system. 702.1 & 702.2
3 <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Each dwelling unit has an appropriately sized ABC-rated fire extinguisher, properly inspected and tagged within 75 feet from the unit's main entrance.
4 <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	A carbon monoxide alarm detector shall be installed immediately outside each sleeping area if the home contains a fuel-burning appliance or the dwelling or unit has an attached garage. 315.2
5 <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Fire alarm and suppression systems properly installed and operational where required. (IFC), 15.16.030
6 <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	In new construction and renovation, proper fire-resistance ratings shall be maintained where required. 703.1

INSPECTION RESULTS

Total Issues Present: _____

Number of Major Violations: _____

I, as the authorized representative or owner of this property, understand the inspection deficiencies that have been identified during this inspection and what I need to do to correct the deficiencies prior to the scheduled re-inspection. Should I not be able to complete the repairs needed by the re-inspection date I understand and agree that I will be subject to a Municipal Infraction for each day thereafter in which the deficiencies are not repaired. In addition, I agree that I will be responsible for any re-inspection fees as identified in the Rental Housing Inspection Program Administrative Plan. I understand that if I need to re-schedule the inspection, I must provide a request at least two business days prior to the date of the re-inspection listed below. Should I fail to show up for a scheduled re-inspection I understand and agree that I will be subject to the payment of a No-show Fee in the amount of \$50 per event. Failure to pay any fees or penalties may result in legal action being taken by the City of Grinnell.

Date of Re-inspection _____ Interested Party Signature _____

- **Major Violations (Highlighted in RED) require notice be made to the Building and Planning Department on how the item has begun to be remedied within 2 business days after the inspection is completed, and the violation(s) must be completed within 90 days.**
- **Items Un-Highlighted must be remedied by the second inspection (+/- 3 Years from first inspection).**

Results: V: Violation. Ok: No Violation. C: Issue present, must be remedied by 2nd inspection.