



Ypsilanti Township Rental Housing Inspection Checklist

General:

Owner or agent present at time of inspection
Tenant as agent paperwork if applicable
Smoke alarms: one in each sleeping area & minimum one each floor
Operable escape windows
Operable windows in good repair
Screens April 1-November 31
Reasonable # of outlets (no extension cords)
Cover plates
Wall free from defects
Ceilings free from defects
Floors free from defects
All doors operational and free from defects
Exterior doors free from defects and weather tight
Dwelling free from excessive fire load (Hoarding)
Dwelling free from unsanitary conditions
Dwelling free from infestation both insect and rodent
Mounted fire extinguisher in conspicuous location
Carbon monoxide detectors near all sleeping areas.
Structure free from defects

Bath/Kitchen:

Plumbing system leak free
Proper water pressure
Hot water 110 min.-120 max.
Non-absorbent sealed floor
GFCI outlets if necessary (Replaced outlets shall be GFCI where GFCI is required)
Cabinets/countertops free from defects

Basement/Attics/Crawl Spaces:

Clear unobstructed path to attic access (closet, if applicable, free from obstructions to attic at time of inspection)
Attics free from defects (visible signs of leaks, mold, rot)
Verify all mechanical vents go to exterior
Crawl space free from defects
Crawl space vapor barrier
Stairs free from defects
Guardrail/graspable handrail in place
Walls free from defects (bows/cracks/leaks)
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Emergency escape window in finished basement (Since 7/31/01)
Emergency escape window in all basement bedrooms

Exterior:

Concrete free from defects (porch/steps)
Concrete sidewalks free from trip hazards (2" or more)
Masonry/siding/trim free from defects
Fascia/soffit/gutters free from defects
Roof free from defects
All penetrations sealed/caulked
Chimneys free from defects
Accessory structures free from defects
Environmental blight: grass/vehicles/debris

Mechanical/Plumbing/Electrical:

Furnace clean and check every 2 years
Proper clearance to combustibles on furnace and water heater venting
Dryer vent smooth wall aluminum
Dryer vented to the exterior
Dryer on its own independent vent
Temperature pressure relief valve plugged or capped
Gas line free from defects and leaks
All gas line openings are hooked up or properly capped
Electrical panel labeled
S type fuses
Proper permits on file for work to dwelling

ADDITIONAL INFORMATION

Use of extension cords as permanent wiring is prohibited
Limit to 30 days maximum the period for boarding doors and windows.
Requires proof of structural insurance.
The International Property Maintenance Code may be viewed at: https://codes.iccsafe.org/public/document/toc/551/
Ypsilanti Township Code of Ordinances may be view at: https://library.municode.com/mi/ypsilanti_charter_township_(washtenaw_co)/codes/code_of_ordinances
ANY ITEM THE INSPECTOR DEEMS A LIFE SAFETY CONCERN, MUST BE CORRECTED WITHIN 7 DAYS