

CITY OF BERKLEY, MICHIGAN RENTAL INSPECTION CHECKLIST

This document is for your reference only. Inspectors follow the International Property Maintenance Code and Berkley City Code. This list includes but is not limited to items that will be looked at during the inspection.

- Does the structure have adequate and safe electrical service?
- Is the plumbing in good repair?
- Is the heating system in safe working order? If the heating unit is more than 5 years old it must be inspected by a professional, and the report submitted to the Community Development Department. Report must include: contractor's license number, date of service, carbon monoxide levels, condition of furnace, and address of property. Carbon monoxide tester machine printout must also be attached to the report. ***If carbon monoxide tester machine printout is not available, the tester device make and model number must be written on the report for verification.
- Is the chimney in good repair and free of debris?
- Are the walls, ceilings, floors and floor coverings in good condition without cracks or holes or peeling paint?
- Are there storm windows and screens in all window frames? Are window frames rotted, unpainted, in disrepair?
- Are there any missing, broken or cracked windows? Do windows need caulking?
- Are there screen/storm doors on the front and the rear of the rental units? Are solid entrance doors in good condition with proper security locks?
- Are all porches, steps, skirting of the house and other wood on the exterior rotted, in disrepair, or in need of paint? Are railings secured? Does the roof leak?
- Are the gutters and downspouts in good repair?
- Is the dwelling free of roaches and rodents?
- Is the garage and/or shed rotted, open, filled with debris, in need of roofing or paint?
- Are fences and gates in good condition and working order?
- Is the driveway and sidewalks in good shape and not a danger to walk over?
- Is there wood and miscellaneous trash stored under the house, in the basement, in the attic, or in the garage creating a rodent haven and health hazard?
- Is there a smoke detector in each residential unit of the dwelling? Is there a minimum of one smoke detector per floor? Is there one smoke detector in each bedroom?
- Is there carbon monoxide detector(s) in the vicinity of bedrooms and adjacent to any fuel burning appliance (furnace/water heater)?