



City Hall | 1209 6th Street | Nevada, IA 50201-0530
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RENTAL INSPECTION CHECKLIST

Property Owner/ Manager

Inspection Date

Property Address

Unit (s)

Tenant Notified Prior? Y N N/A

Inspection Type

PROPERTY INFORMATION

Address:	Zone:		
Unit #:	Building #:	Year Constructed:	Remodel:
Total Common Area(sqft)	Total Living Area:		

EXTERIOR

Y N N/A

			Are house numbers clearly visible and legible from the street or road fronting the property? Are they a minimum of 4" and of contrasting color? (R319, NCO 150.02)
			Are all exterior windows, penetrations, and openings caulked? (R703.1.1)
			Are there handrails at stairs with more than 4 risers? Are they secure? (R311.7.8)
			Handrail minimum 34" to maximum 38" above nose of tread to top of handrail (R311.7.8.1)
			Are roof drains, gutters, and downspouts in good repair and free of obstructions?
			Is the property free from the accumulation of rubbish or garbage? (NCO 105.01)
			Is the property free from debris, weeds, and tall grasses over the height of 12 inches? (NCO 151.08)
			If the building is multi-family use, is the building ADA accessible (if constructed after 1992, the building is subject to accessibility guidelines)? (24 CFR Part 100)

INTERIOR

Y N N/A

			Working smoke alarms at every floor, in each sleeping room (R314.3, NFPA 72)
			Working carbon monoxide alarm in the residence. (R315.1)
			Handrail minimum 34'' to maximum 38'' above nose of tread to top of handrail (R311.7.8.1)
			Interior stairway has proper illumination, ie. all treads and both upper and lower landings) (R303.7
			Do the entry doors which provide access to the dwelling unit contain a deadbolt lock with a minimum lock throw of 1 inch?
			Are interior surfaces such as windows, doors, walls, and floors in good, clean and sanitary condition and free from peeling, chipping, and/or flaking? (ORD154.02.11)
			Are all operable window sills over 24in in height? (R312)
			Does emergency escape and rescue openings below grade have a window-sill less than 44'' from floor to bottom of window opening? Is the opening at least 5.7 square feet? 20x24? (R310.2.1; R310.2.2)

KITCHEN

Y N N/A

			Is there a switched ceiling or wall type light fixture? (E3903)
			Are all appliances in safe working condition? (NCO 158.09)
			Are outlets GFCI protected? (NEC 210.8; E3902.6)
			Are hot and cold water running to the faucet? (NCO 158.09)
			Is there a proper kitchen sink? (NCO 158.09)
			Is there an infestation of insects, vermin or rodents? (NCO 158.09)

BATHROOM

Y N N/A

			Are toilet facilities in safe, sanitary, and working condition? (NCO 158.09)
			Is there at least one ground fault electrical outlet? (NEC 210.8)
			Is there hot and cold running water to the plumbing fixtures? (NCO 158.09)

MECHANICAL, PLUMBING & ELECTIRICAL

Y N N/A

			Are all habitable rooms and bathrooms supplied with heat and able to maintain heat? (NCO 158.09)
			Are all of the return air ducts located in areas outside of kitchens, bathrooms and mechanical rooms? (IMC 601.5)
			Do all outlets, switches and junction boxes contain a cover plate? (NCO 159.09)
			Are all plumbing fixtures properly installed and maintained in working order? (NCO 158.09)
			Lack of connection to the required sewage disposal system. (NCO 158.09)
			General dilapidation or improper maintenance (NCO 158.09)
			Lack of required electrical lighting (NCO 158.09)

WATER HEATER

Fuel Source:		Gallons:	
T&P Relief Hard Piped:	Y N	Water heater flue a minimum 3' away from fresh air intakes:	Y N
Is there enough clearance inside mechanical room to remove the appliance without having to disconnect or remove any other appurtenance?	Y N	Is enough clearance provided in front of the appliance to make repairs if needed? (30inx30in)	Y N
Notes:			

FURNACE

Fuel Source:	Furnace flue clearance per manufacturers specifications:	Y N
Is there enough clearance inside mechanical room to remove the appliance without having to disconnect or remove any other appurtenance?	Y N	Is enough clearance provided in front of the appliance to make repairs if needed? (30inx30in)
Condition of the furnace filter:		
GOOD OKAY BAD		

INSPECTION RESULTS



FULL PASS



TEMPORARY PASS



FAILED

Reasoning:

Notes:

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.