

City of Newport

Rental Inspections Checklist

Fire Precautions

- Operable smoke detector must be provided
 - In each sleeping room
 - Outside sleeping rooms within immediate vicinity of sleeping rooms
 - In common areas on each level
- Secondary egress must be provided for each sleeping room
 - Window in each sleeping room must be fully operable
 - Window in each sleeping room shall satisfy minimum egress size requirements
- Carbon monoxide detector required within 10 feet of each sleeping room
- Reasonable paths of free egress (2 feet) shall be provided from each room
- 1 hour fire separation between garage stalls and habitable space must be maintained (when applicable)
- (New construction) smoke detectors must be interconnected
- Egress lighting must be provided for multi-family common areas
- Lower level egress window wells over 44" deep shall be provided with an escape ladder.

Mechanical

- Temperature and pressure relief valve at water heater must extend to within 18" of floor
- Each mechanical appliance with gas connection must have separate gas shut off valve within reach or in an accessible location in the room.
- Drip tee required for gas connection at each appliance as close as feasible to the appliance
- Dryer vents with damper shall be properly vented to exterior of property, free of holes or breaks and connected to duct system with UL approved duct extension
- Bath fans with damper must be fully operable in each bathroom where operable window is not provided, and must be properly vented to exterior
- Furnace filter must be clean and changed regularly according to scheduled replacement for furnace and filter models

Plumbing

- Plumbing fixtures and vanities must be secured in place
- Plumbing fixtures must be functioning properly and without leaks
- Plumbing fixtures (sinks, toilets, tubs, showers, etc.) must be caulked around edges
- Dishwasher disposal lines must be looped higher than the point of discharge and secured to drain pipe.
- Flexible drain pipes at any plumbing application must be replaced with rigid smooth compliant piping material

Electrical

- Outlet and switch covers must be provided where such boxes exist or cover plates provided
- Any open circuit slots must be filled with blank spacers at service panel

- New or modified electrical systems shall have been approved by the State Electrical Inspector
- New electrical lower level outlets shall be Arc Fault protected

Sanitation

- Conditions which permit mold growth must be alleviated, and any visibly affected mold surfaces must be sanitized and kept free of mold growth
- Any condition which would sacrifice health or safety of occupants must be eliminated
- All rubbish, debris, signs or traces of vermin and or animal feces must be removed and area sanitized
- Bathroom and kitchen floors must be washable and kept in a sanitary condition

Structure maintenance

- All window screens must be installed at all operable windows and maintained intact without holes or tears
- Any conditions which would sacrifice health or safety of occupants must be eliminated including but not limited to;
 - Broken glass in windows
 - Unauthorized accumulation
- Minimum 1 graspable handrail must be provided for stairwells with a height of 4 risers or more
- Exterior of structure must be maintained, so as to not admit moisture into interior of structure
- Exterior foundations shall be graded to drain rain water away from the foundation and not impede onto neighboring property
- All roofing, siding, and exterior facing materials shall be maintained in good condition
- Visible address numbers must be posted on structure.

Property maintenance

- All accessory structures including, but not limited to, detached garages, sheds and fences, shall be maintained structurally sound and in good repair. All exterior wood surfaces, other than decay- resistant woods, shall be protected from the elements by paint or by other protective covering or treatment.
- Vehicles or equipment that are required to be licensed in the State of Minnesota that are partially dismantled, non-operating, wrecked, junked or discarded, or any part thereof, on property within the City must be stored in an enclosed building
- Discarded or unused machinery, household items and appliances and automobile parts shall be stored in an enclosed building
- Solid waste, garbage, refuse, appliances, bulky waste, recyclables and yard wastes shall either be placed in appropriate containers or stored in an enclosed building and disposed of in a timely manner
- All turf grasses and weeds must not exceed a height of eight (8) inches, noxious weeds shall be eradicated
- All firewood shall be stored away from the home in a compliant manner