



City of Norwalk Rental Housing Inspection

Common Violations to Avoid by Pre-inspecting

Smoke Alarms

Be sure smoke alarms are in working order and located in the following places:

- Outside each separate sleeping area
- In each sleeping area
- One on each story within dwellings including basements



Carbon Monoxide Alarms

Carbon monoxide alarms are required in any dwelling with fuel-burning appliances or attached garages. One working alarm should be located at:

- Each dwelling unit
- Each story within dwellings including basements

Electrical

- **Outlets** - Check all outlets for:
 - Broken or scorched receptacles
 - Broken or missing outlet/switch covers
 - Non-functioning GFCI outlets (can use test button to check)
 - Verify **any** outlet within 6 feet of edge of sink is GFCI
- **Electrical panel** – Check for the following
 - Breakers clearly marked and identified
 - Breaker panel easily accessible



Windows

- Check windows for proper operation of all windows (will not open or close or stay open/closed), is there any broken glass, deterioration of window, missing or damaged screens.
- **Per City code Insect screens are required from April 1st to November 1st (Ch169.12)**

Railings

- Stairway railings with graspable handrails are required on stairways with four or more steps.
- Guardrails are required to be in place on any walking surface elevated 30 inches or more above the adjacent surface; this includes stairways and decks.
- Required guards shall not have openings that allow passage of a sphere 4 inches in diameter.

Appliances

All appliances installed on site must be in working order. All appliances not in use must be stored in a safe way.

Plumbing

- Check plumbing for leaking or damaged or non-functioning fixtures and piping.
- Verify shut off valves are present and operational at all fixtures and appliances



Mechanical

- Furnace or heating systems should be vented properly.
- Dryer vents shall be vented independently of all other systems and exhausted outside of structure and be free of debris
- Per City code the heating systems shall heat to 68°F from September 1st to May 30th
- Water heaters shall have approved pressure temperature relief valve, a discharge tube and proper ventilation
- Kitchen shall have permanently installed lighting and a sink with hot and cold water
- Bathrooms shall have an operable window or fan for ventilation and permanently installed lighting

Safe and Sanitary Conditions

- All doors and windows accessible from the outside must have working locks
- Doors providing access to a dwelling unit shall be equipped with a deadbolt designed to be readily openable from the side in which egress is made.
- Units must be clean, sanitary, and fit for human occupation.

Exterior Area Maintenance

- Garages, sheds, and other accessory structures on the premises must be in good shape.
- Garbage service must be supplied
- Exterior of property should be free of any potential nuisance (weeds/grass, rubbish, etc)
- Exterior roof, walls and siding must be maintained in good condition and free of leaks
- Gutters and downspouts must not be missing, loose, or disconnected
- Walkways and sidewalks must be well maintained and free of trip hazards



****This list is only a guide and is not an inclusive list of violations that may be found with the Rental Housing Inspection. For complete information, consult the City of Norwalk Municipal Codes and Ordinances, Chapter 169 Rental Housing****

When to Call a Professional

When working on a rental property, licensed contractors are required for certain types of construction and repair work, including: electrical, mechanical, and plumbing. Some construction and repair projects require building permit issuance. If you are unsure if the work you plan to do requires a permit, please call the City of Norwalk Community Development Department at 515-981-9530.