

GRAND HAVEN RENTAL HOUSING INSPECTION REPORT



Address: _____

New Rental ☐ Existing Rental ☐ ST/LT _____ Inspector _____

Parking Required ☐ Parking Provided ☐

Sleeping Occupancy (per unit): _____

Bedroom Sizes:

| | | | |
|--------|-------|-------------|--------|
| Length | Width | Total Sq Ft | = Occ. |
| Length | Width | Total Sq Ft | = Occ. |
| Length | Width | Total Sq Ft | = Occ. |
| Length | Width | Total Sq Ft | = Occ. |

EXTERIOR

- ▽ **Roof**, flashing, drains; gutters and downspouts shall be sound, tight and not have defects that admit rain. Shingles should not be missing, worn to the point they are curling or damaged by trees. Gutters and downspouts should be in good repair, properly attached and directing water away from building. (304.7)
- ▽ **Chimneys** shall be maintained structurally safe and sound, and in good repair. (304.11, 603.2)
- ▽ **Wall** surfaces must be free from holes, breaks, and loose or rotting materials. All exterior surfaces shall be protected from the elements and decay by painting or other protective covering or treatment. Loose paint particles must be removed in compliance with Lead Safe Work Practices. (304.2, 304.2.1, 304.6)
- ▽ **Handrails and guardrails** are securely anchored and in good repair. Graspable handrails are required for any interior or exterior stairway with 4 or more stair risers. Guardrail openings must be 4" or less and are required where stairs or a drop is greater than 30". (307.1)
- ▽ **Windows and frames** shall be kept in sound condition, good repair and weather tight. Check for peeling paint, broken storm window frames, insect screen damage, broken or cracked window panes. No paint chips or dust in window troughs. Insect screens required from May through October. (304.2, 304.13, 304.14, 304.17)
- ▽ **Doors and hardware** shall be maintained in good condition. Each entry or exit from or to the exterior shall be equipped with a deadbolt lock. Check for weather tight fit, deadbolt locks, screen doors shall have a self-closing device in good repair. (302.11, 304.13, 304.15, 304.18.1, 304.14)
- ▽ **Foundation walls** shall be maintained, free from open cracks and breaks and peeling paint.(304.5)
- ▽ **Sidewalks, driveways and steps** must be in a proper state of repair and maintained free from hazards. Check for cracks, breaks and uneven surfaces that create trip hazards.
- ▽ **Accessory structures, detached garages, sheds, fences and walls**, shall be maintained structurally sound and in good repair, no rotting or peeling paint. (302.7)

INTERIOR

- ▽ **Wall surface**, including windows and doors, shall be maintained in good, clean and sanitary condition. Check for peeling paint, holes and other defective surface conditions. (305.3)
- ▽ **Stairs and walking surfaces** shall be maintained in good repair. Handrails and guardrails must be firmly fastened and maintained in good condition. Check for trip hazards. (305.4, 305.5)
- ▽ **Windows** must have a functioning locking device. Windows must be easily openable and capable of being held in position by window hardware. No breaks or cracks in window glass. (304.13.2, 304.18.2)

- ▽ **Doors** must open and close easily, provide security for occupants and provide safe egress. No hasp hardware, double keyed locks or padlocks on egress or habitable room doors. Deadbolts not allowed on interior bedroom doors, unless in an allowed rooming house. No loose or missing hardware. (304.15, 304.18, 304.18.1, 305.6, 702.3)
- ▽ Building must be free of **insect and rodent infestation**. (302.5, 309.1)
- ▽ **Smoke detectors** shall be located in every bedroom, outside sleeping area(s) and on every level. Ceiling installation, 4" from wall. Wall installation, 4"-12" from ceiling. Smoke detectors must be properly installed and functioning. Replacement smoke detectors should be hard wired (110V) with lithium battery back-up or an approved 10 year sealed lithium battery back-up. (9.832, 9.833)
- ▽ **Electrical** equipment and appliances are properly installed and maintained in a safe and approved manner. Functioning light fixtures with globes and switches. No damaged or missing plate covers. No exposed wires. Extension cords are not allowed. Junction box must have a cover. Electrical panel must be free of obstructions. GFCI where needed. (305.1, 603.1, 604.2, 605.1, 605.2, 605.3, 605.4)
- ▽ **Bathroom**; toilet bolted tightly to floor, no missing or non functioning parts. Shower/tub in good repair (caulking). Cabinets and countertops in good repair. All plumbing fixtures must be installed and maintained in working order. Needs either natural (window) or mechanical (fan) ventilation (504.1, 505.1, 505.3, 505.4)
- ▽ Ensure all **mechanical** ventilation systems are in good repair and functioning as intended. This includes kitchen and bath exhaust fans, clothes dryer exhaust and fuel burning equipment exhaust vents. (403.2, 403.5, 603.1, 603.2)
- ▽ **Bedrooms** must contain a minimum of 70 square feet for one person, 100 sq feet for two people, 150 sq ft for three people. No bedrooms in unfinished basements. Ceiling height of at least 7 feet to be considered a bedroom. Bedrooms in basement must have an egress window with a height of no greater than 42". (404.4.1, 404.4.4, 404.4.5)
- ▽ **A safe, continuous and unobstructed path of egress** shall be provided from any point in a building to the public way. Indoor storage should be safe and sanitary; does not block doors, windows or stairways. Flammable liquid containers or equipment containing flammable liquid should not be stored inside. (108.1.2, 702.1)

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