

This list is intended to help you prepare for your inspection. It is not a complete list of all potential required corrections. Contact your inspector with questions you may have.

Exterior items –

- Cracked, missing, spalling or heaving concrete or asphalt on driveways, sidewalks, stairs/landings & garage floors
- Chimneys missing mortar or brick
- Roofs with damaged, missing shingles
- Facia/siding/trims with holes, rotted/missing wood or peeling, defective paint
- Missing address numbers on front of house with contrasting colors from siding (4" x ½" minimum)
- Missing ground cover in yard
- Missing or damaged window screens
- Windows with broken panes, defective paint, rotted or missing trims or components
- Dryer venthoods or combustion air vent hood screens that are clogged
- Tree limbs on house or roof – includes weed trees around foundation
- Yard waste or debris – unsanitary conditions
- Vehicles with expired tabs or out of working condition (can be stored in garage)
- Fences that are broken, missing, have peeling, defective paint
- Grass over 10" tall or noxious weeds in yard
- Holes or cracks in foundation or siding
- Missing or inadequate garbage & recycling containers (trash or furniture outside of containers)
- Egress window wells with debris of any kind in them
- No handrails or guard rails where required
- Decks with loose, damaged components
- Grading or lack of gutters causing erosion
- Damaged gutters

Garages & other accessory structures –

- Door openers & components that are faulty or improperly installed (no extension cords at openers)
- Structural components that are missing or damaged
- Electrical components damaged, not working or improperly installed
- Fire separations that are missing or damaged
- Storage of hazardous materials or accumulating trash/rubbish
- Wall heaters not working as designed, or improperly installed
- Lack of security – locks, damage to doors & windows etc

Multi – housing units – Common hallways & rooms

- Lack of required smoke detection systems, including exit signs, extinguishers & required emergency backup lighting
- Storage in hallways (includes shoes or other items outside unit doors), on landings, around furnaces, boilers, water heaters & outside storage lockers
- Lack of adequate hallway lighting
- Fire doors at all exits, units & common area spaces that fail to self-close & latch or are not rated doors as required
- Holes, gaps or missing rated sheetrock at fire separations (contact inspector for details)
- Lack of required hand & guard rails – loose or missing components
- Loose floor coverings
- Unsanitary conditions
- Emergency contact information not posted in entry
- Rental License not posted in entry
- Electrical equipment not maintained in a safe/approved manner
- Boiler operator/engineer license not posted at equipment location

Interiors of dwelling units –

- No power or water to unit – **24 hour emergency repair required**
- Doors & door hardware that is damaged or not working as required/designed – no inside keyed deadbolts permitted
- Excess storage (3 foot paths from every room to the unit exit doors required) unsprinkled units require 2 foot clearances to ceiling
- Floor covering (carpet, vinyl etc) that is loose, torn, damaged or unsealed
- Wall outlets & switches that are broken, missing plates or improperly wired or installed
- Windows with missing glaze, broken or cracked glass, missing hardware or damaged sashes
- Windows that don't open, hold up unassisted (no sticks etc) lock & seal as designed or have missing cranks or other components
- Missing or damaged window screens
- Chipped, cracked or unsealed counter & sink surfaces
- Missing or broken cabinet doors or drawers
- Defective, missing paint
- Extension cords or plug/outlet adapters
- Plug strips that are not surge protected & UL listed & labeled
- Missing, improperly installed, low battery signals or nonfunctioning smoke detectors/carbon monoxide detectors – **24 hour replacement required when cited**
- Stoves & ovens with missing components or that do not work as designed
- Grease/food/debris covered stoves, ovens, walls, counters & floors (throughout unit)

- Bugs or mice (rodents) are present – owner responsible for extermination in multi-family buildings
- Refrigerators that do not cool as designed or have faulty components
- Water leaks or water damaged walls, ceilings, cabinets etc

Interiors –

- Closet doors out of tracks or missing parts
- Missing light bulbs, open sockets or fixtures that do not work as designed
- Missing or defective paint or stain on wood, windows, walls & ceilings
- Missing sealant in tubs/surrounds/sinks & floors in bathrooms
- Plumbing fixtures not working as designed or improperly installed
- Bedrooms with no access to a window (clear access required)
- Bathrooms with no ventilation – power vent or window must be fully functioning
- Missing, loose or improperly installed handrails & guardrails
- Improper non-code compliant installation of dishwashers, washer & dryers, vents, gas appliances (furnace, water heater, water softeners) & materials/methods
- Clogged floor drains lacking clean out plug & grates
- No 3 foot clearance at gas fired furnace, water heater, electric panel, water & gas meters
- Hazards due to living conditions or faulty equipment (must be maintained according to manufacturer's specifications)
- Beds in basements or other rooms without code compliant egress window or door
- Storage *under* unprotected, enclosed stairs – ½" sheetrock to underside if using for storage
- More than 4 unrelated people in a dwelling unit
- Water contamination hazards – dishwasher drain lines, water softener drain lines & hoses on faucet nozzles that are improperly installed

Ensure animals are kenneled or contained during all inspections, inspectors have the discretion not to enter if animals are not crated or confined. This will result in a follow up inspection potentially leading to an inspection fee.

We recommend & may require an annual safety check on furnaces & boilers by a professional HVAC company. **Always check with City of Fridley Building Inspection Department for required permits. For information regarding permits contact 763-572-3604**

Rental Housing Main Line – 763-572-3616

