

City of Fridley - Rental Property Inspections-763-572-3616

LANDLORDS/OWNERS-THIS LIST CAN HELP SAVE YOU TIME AND MONEY!

Get Ready for Your Rental Inspection BEFORE the Inspector Arrives!

It is recommended you check your rental property for these **most common causes** of correction orders and repair any existing conditions. ***This list is not a complete list of corrections found during an inspection, but this list is intended as a helpful tool for you & your renters - Call with questions***

- Missing, broken, heaving concrete or asphalt on walks, driveways, patio slabs & garage floors creating a trip hazard
- Egress window wells with debris of any kind in them
- Lack of 3 foot clear pathways through each room in dwelling unit to front door
- Multiple unit buildings – entry doors that don't self-close & latch
- Inside keyed deadbolt locks (must be throw style locks)
- Lack of clearance to 1 window in all bedrooms – this includes the window ledge (no storage)
- Beds in basements without egress window or door
- Storage of combustibles within 3 feet of gas fired furnace or water heater
- 30" minimum path clearance to & around electric panels/fuse boxes
- Missing, improperly installed, low battery signals or nonfunctioning smoke detectors/carbon monoxide detectors – **24 hour replacement required when cited** (smoke detectors over 10 years old and CO's over 8 years old must be replaced)
- Defective, missing paint, interior/exterior
- Missing light bulbs or non-working fixtures
- Missing, loose or broken switch plates /outlet covers or receptacles
- Damaged or missing window screens or broken/cracked windowpanes
- Missing/broken window locks or cranks (must be secured in place)
- Windows **must** open/close/lock, hold up unassisted & be weather tight with all hardware attached
- Extension cords, outlet or plug adapters – may use UL listed & labeled surge protected products plugged **directly** into outlets are permitted *in some cases*
- Garage door openers must be plugged *directly into* hardwired outlet (no extension cords or plug jacks in light fixtures) & safety reverse *must work as designed* at overhead door
- Loose, gathered or torn carpet, open floor seams, holes, or cracked flooring
- Stove burners or oven not working properly
- Stoves/ovens covered with grease, foil, or other combustible products
- Loose toilets or missing tank covers or seats
- Closet doors out of tracks or missing parts
- Missing or loose handrails & guard rails where required
- Disconnected, improperly installed or damaged dryer vents – must have UL listed vents installed to code
- Non-code compliant furnace/water heater installation or venting (permits & inspection always required)
- Lack of bathroom venting – openable window with screen or fully operational power vent
- Unsanitary living conditions/environment

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 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