

LYON TOWNSHIP

7851 W. Higgins Lake Dr.

Roscommon, MI 48653

Phone (989) 821-9694 - Fax (989) 821-5118

www.lyontownship.org

STR - RENTAL INSPECTION CHECKLIST

Smoke/Carbon Monoxide Detectors:

Properly installed and operable
Installed in correct locations
Correct type and # of fire extinguishers

Furnace:

Gas shut-off valve and on/off switch
Vent secured and properly pitched
Filters are replaced/cleaned regularly
Operable, provides minimum 68 degrees
Adequate surrounding clearance

Water Heater:

Gas shut-off valve
Proper pop-off valve and drop pipe
Vent secured and properly pitched
Operable, with no rust holes or leaks
adequate surrounding clearance

Electrical Panel:

Service amps adequate for usage
Properly grounded and in good condition
No open circuits in box
All circuits labeled and readable
If fuses – proper sizes
Adequate clearance and easy access

General Electrical:

Covers on switches, junction boxes and outlets
Splices to code in covered boxes
Wire in conduit where required
GFCIs where required and operable
Switches, outlets, and fixtures operable
Minimum 2 outlets in all rooms, properly spaced
Adequate light fixtures, with globes as required
Buffer space between lights and combustibles
Safe, limited use of extension cords
Exterior service lines secure and protected

General Plumbing:

Installed correctly with no leaks
Proper venting
Functioning drains with proper traps and covers
Sinks, Bathtubs & Showers:
Proper number and location
Operable, with hot and cold water
Functioning drains with proper traps
No leaks or drips

Garbage disposal operable if present

Adequate septic maintenance

Toilets:

Operating properly
No overflow to sewer from tank
No leaks or continuous running

Laundry:

Proper dryer vent to exterior with cover
Gas shut-off valve, end of line capped if unused
Proper and grounded electrical connection
Washtub faucet backflow prevention present
Note: This is not a comprehensive list of all requirements. Questions? Please call the Building Department @ 989-821-9694

Windows:

Proper locations and sizes for light and ventilation
Proper for egress and lockable
Snug fit, open able and not broken or cracked
Screens installed between June 1 and October 1
Egress windows for basement bedrooms
Bathrooms have operable window or a vent fan

Doors:

Bedrooms and bathrooms require privacy doors
Bedroom doors - no padlocks or inside keyed
Exterior doors - correct for egress and lockable
Exterior doors - snug fit, operable and unbroken

Rooms:

Walls, floors, and ceilings intact and maintained
Unobstructed egress within and out of home
Proper square footage, ceiling height and layout
Fireplaces, wood stoves operable and maintained
No rubbish or garbage accumulation, infestations
Basement bedrooms comply with all safety codes

Stairways:

Adequately lighted, no stored items blocking egress
Steps stable, unbroken and of adequate strength
Handrails required if 5 or more steps
Guardrails on open stairs over 30" high

Building Exterior:

Roof waterproof and maintained, gutters work
Walls, foundations, chimney maintained
Porches solid and maintained
No openings for animal infestation
Guardrails on porches or stairs over 30" high

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Handrails required if 5 or more steps

House numbers present and readable from street

Garage:

Proper electrical service, wiring, fixtures, etc.

Structure solid & maintained

Yard:

Fences built to code and maintained

Grass, shrubs, trees maintained to code

Accessory buildings maintained to code

Pools maintained and secure from child entry

Outdoor trash kept in solid, covered containers

No junk, trash or building materials stored outside

No inoperable vehicles or stored vehicle parts/tires

No improper vehicle, RV or trailer parking

No unsafe or unsanitary conditions

Pet waste must be removed regularly

General:

Permits pulled for repairs or new work as required

Note: It is recommended that fire extinguishers be provided in several locations for safety.