



HOW TO PREPARE YOUR PROPERTY FOR A RENTAL INSPECTION

WHY DO I NEED A RENTAL INSPECTION?

The City of Detroit passed legislation that requires all rental properties to be in compliance with basic livable criteria. Inspections are required annually for certification with the city. However landlords who are in compliance with the ordinance and have no violations are given longer periods of certification.

It's our goal to help property owners pass their inspections, minimize violations, and achieve multi-year certifications.

PASSING INSPECTIONS

Our inspectors know what to look for, but we understand that the process isn't as simple for our clients. We're here to change that. This checklist can help you to understand exactly what our city certified inspectors will be looking for during your rental inspection.

Increasing your chances of passing, and maintaining your properties certification for up to three years.

AREAS OF CONCERN	✘
Exterior is clean & free of garbage	
Interior is clean & free of garbage	
Grass is shorter than 8 inches	
Fences, garages, sheds and walls are in good condition.	

No graffiti or carvings on exterior.	
All cars must be operable, licensed & parked on pavement	
Balconies, decks, doors, windows, porches and trim are free of debris and in good condition.	
All wood and metal exterior surfaces are painted.	
All exterior paint is in good shape and not peeling, chipping or cracking. (Including doors and windows)	
Siding and masonry joints are in good condition, are water resistant and water tight.	
Address on the property- in numerals, at least 4 inches in height.	
All gutters and downspouts in good working condition & free of debris.	
Rooftop materials are in good condition & free of leaks.	
Roof flashing's are in good working condition.	
All exterior balconies , porches, and stairways are structurally sound.	
All balconies, porches and stairs are able to support their loadweight.	
Handrails and guard rails are secure and capable of supporting normal imposed loads.	

Water heater is properly installed and vented.	
All structures are free of deterioration.	
Basement walls maintained to prevent water leakage.	
All exterior windows have locks and screens.	
All interior paint is in good shape and not peeling, chipping, cracking. (Including doors and windows)	
There is no cracked or loose plaster, or decayed wood.	
All entering/exiting doors are able to be opened	
All exterior doors must be able to exit without the use of a key.	
A safe and continuous path that leads from any point inside to the outside.	
All rooms and cellars must have a light controlled by a switch.	
All light fixtures have a switch, light, and electric components. (Remove unapproved wiring.)	
All plumbing fixtures are free of obstruction, and function properly.	
There are smoke detectors in , or just outside of every sleeping area, and on every floor.	