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RENTAL INSPECTION CHECKLIST

If called for an inspection, the Eldridge Building Official will look for violations of the **Eldridge Housing code** which is based on the **2015 international Property Maintenance Code**. Using this list may help to avoid costly re-inspection fees. This list is not intended to include every possible requirement but it does contain the needed corrections most commonly found for residential dwellings. For Landlords- Iowa law states that inspections may be completed provided proper notice is given to the tenant according to the process outlined in the lease. For tenants- Iowa Law states that inspections may be made after the tenant provides a dated letter to the landlord giving notice of necessary repairs and then allowing ten days for the landlord to make corrections or take other action. **The City of Eldridge does NOT arbitrate landlord/tenant disagreements.**

ACCESSORY STRUCTURES. Are fences, garages and sheds in good condition, including any electrical wiring?

ADEQUATE LIGHTING. Do the public hallways, stairways and cellar areas contain adequate lighting? For multi-family areas, are exterior walkways and parking areas well-lit to the public way? Is there lighting outside all exterior doors?

BATHROOM VENTILATION. Do all bathrooms have an operable window or mechanical ventilation?

COMBUSTIBLES. Are all areas in structures containing gas-fired appliances free from combustible materials and liquids?

DOORS. Do locks work properly? Are all doors operable and reasonably weather tight? Are hinges, knobs, locks and closures working properly? Doors between dwelling units and corridors must be 20 minute rated or solid core.

EGRESS. Do all dwelling units/guest rooms on the 1st and 2nd story have separate exits to the outside or 2 different paths to exit the building? Do all dwelling units/guest rooms on and above the 3rd story have 2 paths to exit the building?

ELECTRICAL. Is the electrical system properly fused, grounded, installed and maintained in good operating condition? Does each habitable room contain at least 2 electrical outlets or 1 electrical outlet and 1 permanently installed light fixture with a wall switch? Does the bathroom have at least 1 electrical outlet? Is there an excessive use of extension cords or cords run under rugs or floor coverings? Do all outlets, switches, junction boxes, fuse boxes and service panels have covers? Are outlets within 6' of a sink GFCI protected?

EXTERIOR COVERINGS. Is the siding and paint in good condition? Are any of the following in need of scraping and painting due to peeling paint: exterior siding, building trim, roof overhang, soffit, fascia, windows, porches, decks, doors, stairways, accessory buildings and other surfaces?

EXTERIOR WALLS. Are the exterior walls and siding in sound condition and preventing the elements from penetrating?

FIRE ALARM SYSTEMS. Is the fire alarm system (in buildings containing 16 or more units) installed and maintained in proper working condition in accordance with all state and local codes? Does an approved alarm system company annually inspect it? Is the equipment tagged showing the date of inspection?

FIRE EXTINGUISHERS. Are structures containing three or more units with common interior corridors provided with type 2A serviceable fire extinguishers at each floor level and the basement?

FLOORS. Are all floor and coverings structurally sound, free from tears and deterioration and being maintained in a sanitary condition?

FOUNDATION. Is the foundation structurally sound? Are there holes, cracks, crumbling or loose brick, stone or block or loose mortar joints? Does exterior finish grade slope away from the building for proper drainage? Are there any areas allowing weather penetration into the foundation or dwelling?

GRADING AND DRAINAGE. Does rain water drain away from the structure and not pool for more than 24 hours?

GUTTERS AND DOWNSPOUTS. Is there a complete gutter and downspout or other roof drainage system in good repair and discharging properly?

IDENTIFICATION. Are the address numbers visible from the street and alley sides with at least 4 inch high, 1/2" thick Letters? Do all dwelling unit doors entering the individual units have identification numbers on them?

INTERIOR PAINTING. Are walls, ceilings, windows, doors and trim in need of scraping and painting?

MECHANICAL. Do all gas-fired appliances have a gas shut-off valve located in the same room and within 3' of the appliance? Are all gas-fired appliances in good operating condition and properly vented? Is the heating system capable of maintaining a constant temperature of 68 degrees without using cooking appliances? Do water heaters and boilers have a proper relief valves? Is there a relief valve drip leg extending to within 6" of the floor? Is there a gas line drip leg for each appliance? If the gas lines include CSST, are they properly bonded?

PLASTER. Is all interior wall and ceiling plaster intact, including above suspended ceilings?

PLUMBING. Does the building have adequate water pressure and do waste lines drain properly? Is the entire plumbing system free of leaks? Does each dwelling unit have access to a 3-fixture bathroom? Are all plumbing fixtures properly trapped and vented? Are proper materials being used for potable water and waste lines?

SIDEWALKS. Are the sidewalks and yard steps maintained in good repair so there is no excessive cracking or changes in elevation of 1/2" or more between slabs?

REGISTRATION: Are all units properly registered with specific owner/operator contact information?

RODENTS AND INSECTS. Is there evidence of rodents, roaches, bedbugs, fleas, termites, vermin, or other infestation?

ROOF. Does the roof leak? Are the roof sheathing, structural members and overhang in good repair?

SANITATION. Is the unit free of excessive debris, clutter and animal feces? Is the unit being maintained in a sanitary condition? Are floors kept clean or is there an accumulation of garbage or debris, etc? If a multi-family building, are the sanitation dumpsters shielded from other properties view and capable of being closed at all times?

SCREENS. Are all screens free from holes and tears and are the frames free from deterioration?

SMOKE DETECTORS. Do all dwelling units/guest rooms have approved operable smoke detectors in each sleeping room, within 15 feet outside of each sleeping room and one on each floor level? Do common corridors have operable smoke detectors in approved locations? New and replacement Smoke detectors must be dual sensor.

SPACE AND OCCUPANCY. Does every dwelling unit have at least one room with a minimum floor area of 120 square feet and one dimension at least 7' in length? Do other habitable rooms (kitchen and bathroom excluded) have a minimum floor area of 70 square feet? Are ceilings in habitable spaces, bathrooms, kitchens and corridors a minimum of 7' in height? Do ceiling fans provide at least 6'4" of clearance from the floor? All sleeping rooms must have emergency escape and rescue windows with a minimum net area of 5.7 square feet and a minimum net clear openable height of 24" and width of 20". (5.0 Square Feet on Grade Floor)

STAIRWAYS, PORCHES, AND STEPS. Are the porches, decks, stairs and walking surfaces properly constructed and maintained in a safe condition? Are the stairways having more than 3 risers provided with properly constructed handrails? Do all stairways, porches, decks and accessible roof areas more than 30" from the ground have proper guards? Do the stairways have uniform runs and risers?

STORAGE. Have all paint and gas cans, solvents, fuels, boat motors or other hazardous materials and items been removed from the occupiable portion of the dwelling?

WEEDS. Is the grass maintained? Are there weeds over 10" high around buildings, bushes or other yard obstructions?

WINDOWS. Do windows in occupiable spaces operate properly to provide ventilation and emergency egress? Are the windows free from breaks or cracks in the glass? Are they reasonably weather tight? Are there locks on all windows accessible from the ground, stairs, deck, porches & landings?