

Village of Holly

202 S. Saginaw St. Holly MI 48442

Rental Inspection Checklist

Please review the following. These will be the items the rental inspection will cover. If you have any questions call Jeff Wren (248) 634-9571.

Smoke Alarms- Single or multiple-station smoke alarms shall be installed and maintained regardless of occupant load at **all** of the following locations:

1. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.
2. In each room used for sleeping purposes.
3. In each story within a dwelling unit, including basements and cellars but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split-levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.

Bedroom and living room requirements- Every living room shall contain at least 120 square feet and every bedroom shall contain at least 70 square feet.

Access from bedrooms- Bedrooms shall not constitute the only means of access to other bedrooms or habitable spaces and shall not serve as the only means of egress from other habitable spaces.

Prohibited occupancy- Kitchens and nonhabitable spaces shall not be used for sleeping purposes.

Seal around the furnace and water heater flue pipes where they penetrate the basement wall or chimney. This must be done with approved chimney cement.

Storage shall not be located within three feet of the furnace or water heater or in front of electrical panels.

Combustible, flammable, explosive or other hazardous materials, such as paints, volatile oils and cleaning fluids, or combustible rubbish shall not be stored in the dwelling or where they may pose a hazard on or at the property,

The pressure temperature discharge pipe (drip tube) on the water heater must not end higher than four inches above the floor. The discharge tube **shall not be P.V.C. (plastic) material.**

Every interior stairway, toilet room, kitchen, bathroom, laundry room, boiler and furnace room shall contain at least one electric luminaire (hard wired light).

Every habitable space in a dwelling shall contain at least two separate and remote receptacle outlets.

Every laundry area shall contain at least one grounded type receptacle.

-----Please Turn Over-----

Every bathroom shall contain an openable window or an approved mechanical exhaust fan.

Every toilet room floor shall be maintained to be a smooth, hard, nonabsorbent surface to permit such floor to be easily kept in a clean and sanitary condition.

Sleeping areas are not allowed in basements unless proper egress windows, or equivalent are installed.

Every interior or exterior flight of stairs having four or more risers, and every open portion of a stair, landing or balcony which is more than 30 inches above the floor or grade below shall have handrails and guards.

An approved metal dryer vent must be attached to the clothes dryer.

All deadbolt locks must be "thumb-turn" type. Keyed deadbolts (use of key to unlock door from the inside) are prohibited.

All window glazing shall be free of cracks and chips. Torn screens shall be repaired.

All peeling paint on the interior and exterior shall be repaired.
Yards must be maintained, grass cut, scrub trees removed, garbage cans stored behind house.

No disabled vehicles are allowed to be stored on property (a disabled vehicle shall mean any vehicle which is incapable of being self-propelled upon the public streets, or which does not meet the requirements for operation upon the public streets, including a current license).

Efficiency Unit:

1. A unit occupied by not more than two occupants shall have a clear floor area of not less than 220 square feet. A unit occupied by three occupants shall have a clear floor area of not less than 320 square feet. These required areas shall be exclusive of the areas required by Items 2 and 3.
2. The unit shall be provided with a kitchen sink, cooking appliance and refrigeration facilities, each having a clear working space of not less than 30 inches in front. Light and ventilation shall be provided.
3. The unit shall be provided with a separate bathroom containing a water closet, lavatory and bathtub or shower.
4. The maximum number of occupants shall be three.

Please call (248) 634-9571 to schedule a rental inspection or to re-schedule an inspection.