

## CITY OF HUTCHINSON RENTAL UNIT INSPECTION

Building Address: \_\_\_\_\_ Date: \_\_\_\_\_

Owner/Manager: \_\_\_\_\_ (print) \_\_\_\_\_ (signature) Time: \_\_\_\_\_

Unit #: \_\_\_\_\_

Inspector: \_\_\_\_\_

### SUMMARY

In accordance with the provisions of the **City of Hutchinson Code of Ordinances Chapter 122**, inspection of the above premise was completed and the following violations and/or deficiencies were noted requiring corrective action.

**All corrections must be completed in \_\_\_\_\_ days.**

**\_\_\_\_\_ Re-inspection is required. Contact the Hutchinson at (320) 234-4216 to schedule a re-inspection after all corrections have been completed.**

**Items marked below with an "X" have been found to be in violation of rental maintenance standards.**

	<b>APARTMENT UNIT:</b>
	Barbecues on Balcony / Patio (Must Be Minimum 15 Feet Away From the Building for 3 units or more)
	Interior Surfaces (Interior surfaces intact and sanitary.)
	Exterior Surfaces (Exterior of a structure shall be maintained in good repair, structurally sound, and sanitary.)
	Stairways, Decks, Porches, Balconies Safe and in Good Condition (No missing boards, structurally sound, guards in place)
	Chimneys in Good Condition (No gaps, cracks, or excessive corrosion. Code approved materials and properly sized for the appliances served)
	Doors & Windows (Doors & Windows operational as designed and in good condition.)
	Proper Locking Devices, Interior Keyed Locking Devices Are Not Permitted (Occupants must be able to exit freely)
	Smoke Detectors Present and in Good Working Condition (Ceiling: min 12" from walls, Wall mount: max. 12" from ceiling)
	CO Detector Present and in Good Working Condition (Outside of, but within 10' of all sleeping rooms.)
	Accumulation of Waste Materials (Interior/Exterior free from accumulation of waste/debris/rubbish/garbage)
	Structure Unfit for Human Occupancy (Structural failure, sanitation failure, hvac failure, fire/life/safety imminent concern, etc.)
	Rodent Infestation (Premises shall be kept free from insect and rodent infestation. Promptly exterminate if found on premises.)
	Storage of Combustible Materials (Orderly, stable stacks separated a minimum of 36" from heat sources, safe egress paths required)
	Handrails Mounted Correctly and in Good Condition (Securely mounted 34" – 38" above plane of stair tread nosings)
	Proper Egress Windows in Sleeping Rooms (Each bedroom to have one 5.0 sq. ft. at grade, 5.7 sq. ft. above 44", or per original code)
	Egress Route (Must maintain a minimum 36" wide path between all rooms, to all egress windows, and to all egress doors.)
	Extension Cords / Power Strips Used Properly (Ext cords not to power appliances/lights permanently, power strip has internal breaker)
	Plumbing (Sinks, Toilets, Water Heaters, Etc.) in Proper Working Order (No leaks, valves in place, T&P valve, etc.)
	Appliances (Stoves, Refrigerators, Furnace, etc.) (Installed properly, working properly to perform intended functions)
	Electrical Service Properly Installed and Functional (Properly sized, grounded, installed, inspected, safe)
	Portable Electric Space Heaters (Listed/labeled/no extension cord/approved receptacle)
	Overcrowding (Liv Rm min 120 sq. ft., Bed Rm min 70 sq. ft. or min 50 sq. ft. / occupant in Bed Rm. Bed Rm access not through another Bed Rm)

**Notes:**

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2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_