

CITY OF NORTH OAKS – Rental Inspection

License No. _____

Property Address: _____

Date: _____

Owner/Manager/Agent Name: _____

Interior Housing Condition

Plumbing Systems

- _____ Hot and cold water
- _____ Free from obstructions, leaks and defects
- _____ Caulking; bathtub/shower/tile/faucet/toilet

Mechanical Systems

- _____ Bathroom exhaust fans in working condition
 - Vented to the outside
- _____ Laundry: Vented to outside
- _____ Water heater – relief valve drain tube

Electrical System

- _____ Outlets/fixtures maintained – no exposed Wires
- _____ Missing outlet covers

Stairways

- _____ Handrails present

Fire Safety

- _____ Missing Smoke detector(s)
- _____ Missing Carbon Monoxide detector(s)

Windows and Doors

- _____ Broken window panes
- _____ Tears or holes in screens
- _____ Exit door easily opened from the inside

Septic System

- _____ Meets city requirements

Building Security

- _____ Entry doors, windows, hatchways contain a Security device to prevent unauthorized entry

Comments: _____

Re-inspection Date: _____

Contact Info: **Kevin White 763-355-5801**

Inspection Checklist

Smoke and Carbon monoxide detectors are operating and located in accordance with Code:

- A smoke detector in every bedroom and on every level of the house, including the basement.
- A smoke detector in every hall/area outside the bedrooms.
- A carbon monoxide detector located in the hall within 10 feet of all bedrooms.
- Batteries should be replaced annually.

Laundry dryers: vented to the outside.

Stairways and exits are clear of storage and/or furniture.

Furnace/Boiler rooms: clear of combustibles.

The interior and exterior of the house and grounds are free from accumulations of refuse, garbage and storage.

Compliance Orders:

This notice is a compliance order. A copy will be left at the premises and a copy will be mailed to the owner/resident agent. The notice identifies the corrections needed, if any. If the property does not pass the inspection, this compliance order will indicate the corrections needed and the time frame in which they are to be completed. A re-inspection date will also be scheduled. A fee will be charged for any subsequent re-inspections that are needed to verify that the corrections have been completed. If the corrections are not made, a citation may be issued for the violation and the City Council has the authority to suspend or revoke the license.

Re-inspection Fee:

Re-inspection fees will be charged if the City Staff cannot access the property during the initial scheduled inspection and after the second re-inspection if corrections initially identified have not been corrected. The re-inspection fee is \$65.00