MARSHALL
CULTIVATING THE BEST IN US

CITY OF MARSHALL
Rental Unit Inspection

Date: _____

Time: _____

Building Address: _____ Unit #: _____

Owner/Manager: _____ Inspector: _____

SUMMARY

In accordance with the provisions of the **City of Marshall Code of Ordinances Chapter 18, Article VIII**, inspection of the above property was completed and the following violations and/or deficiencies requiring corrective action were noted.

_____Re-inspection is required. Contact the City of Marshall at (507) 537-6773 to schedule a re-inspection after all corrections have been completed. All corrections must be completed in_____days from the date of this inspection.

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

	Heat - Owner / Manager verifies that the heating requirements is operational*. _____ (Owner/manager's initials) *Units shall be capable of maintaining 68 degrees, in the winter.
	Electrical 1. Switches and outlets must have covers. 2. No exposed wiring is present. 3. Required lighting such as entry / stairs and bathrooms must work. 4. Date of Electrical Inspection: _____ (Date on sticker in electrical panel)
	Unit/Garage Separation – if applicable - The wall – and/or ceiling - between garage and living unit must have gypsum board on garage side.
	Building Address Outside – if applicable - Four-inch minimum numbers height with contrasting colors.
	Dryer - Owner / Manager verifies that the dryer vents are maintained, and properly vented to the outside of the building. _____ (Owner/manager's initials)
	Doors & Windows 1. Each bedroom must have an operable egress window* (compliance with current Building Code is not required). 2. Each bathroom must have a door. 3. Main entry/exit door(s) must operate freely. *Owner / Manager must open each required window and door to prove they are operational.
	Proper Locking Devices - Unit main entry/exit door must be provided with hardware that allows locking from inside and free exiting without a key; the use of double-sided keyed deadbolts is prohibited on all doors.
	Smoke Detectors Present and Operational 1. Location of smoke detectors: A. In each bedroom or any room used for sleeping purposes. B. Outside of each bedroom within 10 feet (may serve more than one bedroom). C. Minimum of one unit per floor. 2. Detectors must be located a minimum of 12" from walls/ceilings intersection corner and installed according to manufacturer's installation instructions. 3. Owner / Manager verifies that detectors are less than 10 years old, and batteries are replaced yearly. _____ (Owner/manager's initials)
	CO Detectors Present and Operational – if required 1. A CO Detector is required within 10' of all bedrooms, if the building has either an attached garage or an appliance with combustible fuel source. 2. If a bedroom has gas fueled appliance within, it must also have a CO Detector. 3. Owner / Manager verifies that detectors are less than 10 years old, and batteries are replaced yearly. _____ (Owner/manager's initials)
	Rental Unit is not Structurally Dangerous or Unfit for Occupancy - No visible structural failures, missing or unstable deck boards or guardrail, missing or unstable handrail, or other obvious imminent fire/life safety concerns.
	No Pest Infestation - No visible signs of roaches, rodents, or bedbugs – visual review only. - Owner / Manager verifies that there are no pending related complaints. _____ (Owner/manager's initials)
	Major Plumbing in Proper Working Order - Toilets must flush, tub/shower/kitchen sink must have hot water, water heater pressure relief valve must be installed per code.
	No Water Leaks – Internal or External - No visible signs of water leaks from plumbing fixtures or from outside through roof, walls, or windows/doors.

Please Turn over and view the notes and signatures on back side.

Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____

I was present during above listed inspections, reviewed this inspection summary, and certify that I am responsible for all items listed above that required owner/manager's verifications and for correction of all marked non-compliant items.

Owner/Manager Signature: _____

Disclaimer: This Ordinance and Housing Code do not address mold & mildew, appliances, except as explicitly mentioned, and air conditioning. Therefore, the above items were not considered or reviewed during inspection