



City of Bay City – Rental Housing Checklist

301 Washington Avenue, Bay City, MI 48708 – Telephone – 989-894-8162

The intent of this checklist is to provide a reasonable level of predictability and consistency for owners, residents and inspection personnel. No checklist can encompass every possible scenario and not all apparent violations present a threat to the health or safety of tenants. Accordingly inspectors are required to use a significant amount of professional judgement.

Rental Property Information	Dwelling Type	Inspection Information
Address:	<input type="radio"/> Single-Family <input type="radio"/> Duplex	Date:
Number of Units:	<input type="radio"/> Multi-Unit <input type="radio"/> Apartment Complex	Time:

Complies With Standard?

IPMC	A EXTERIOR PROPERTY	YES	NO	N/A	COMMENTS
302.1	Clean, safe and sanitary – No Debris				
302.2	No standing water or erosion				
302.3	Sidewalks/driveways free of hazards				
302.5	No evidence of rodent/vermin infestation				
302.7	Accessory structure in good repair				
308	Approved garbage container				
Additional Comments:					

Complies With Standard?

IPMC	B EXTERIOR STRUCTURE	YES	NO	N/A	COMMENTS
304.2	Surfaces in good repair – No peeling paint				
304.3	Address numbers visible from street				
304.4	Structural members in good repair				
304.5	Foundation walls in good repair				
304.6	Exterior walls in good repair				
304.7	Roof and drainage in good repair				
304.8	Decorative features in good repair				
304.9	Overhang extensions in good repair				
304.10	Stairways, decks, porches, balconies in good repair				
304.11	Chimneys and towers in good repair				
304.12	Handrails and guardrails firmly fastened and in good repair				
Additional Comments:					

Complies With Standard?

IPMC	C EXTERIOR STRUCTURE/DWELLING UNIT ENTRY	Complies With Standard?			COMMENTS
		YES	NO	N/A	
304.15	Exterior doors in good repair; deadbolt locks operable by knob; deadbolt throw not less than 1 inch.				
305.3	Windows and frames in good repair				
305.4	Floor surface in good repair				
Additional Comments:					

Complies With Standard?

IPMC	D LIVING ROOM	Complies With Standard?			COMMENTS
		YES	NO	N/A	
305.3	Wall surface in good repair				
305.3	Windows and frames in good repair				
305.4	Floor surface in good repair				
504.1	No visible mold, signs of moisture or leaks				
602.3 602.5	Adequate source of heat (See Note #1)				
605.2	Two separate and remote electrical receptacle outlets				
Additional Comments:					

Complies With Standard?

IPMC	E DINING ROOM	Complies With Standard?			COMMENTS
		YES	NO	N/A	
305.3	Wall surface in good repair				
305.3	Windows and frames in good repair				
305.4	Floor surface in good repair				
504.1	No visible mold, signs of moisture or leaks				
602.3 602.5	Adequate source of heat (See Note #1)				
605.2	Two separate and remote electrical receptacle outlets				
Additional Comments:					

Complies With Standard?

IPMC	F KITCHEN/UTILITY	YES	NO	N/A	COMMENTS
305.3	Wall surface in good repair				
305.3	Windows and frames in good repair				
305.4	Floor surface in good repair				
309	Free of insect or rodent infestation				
302.6 403.4	Stove vent properly connected and functional				
404.2	Has a clear path of not less than 3 feet of clearance between counter fronts and appliances or walls				
404.7 502.1	Has kitchen sink, cooking stove, refrigerator and counter space				
504.1	No visible mold, signs of moisture or leaks				
505.1	Hot and cold water to all plumbed fixtures				
605.2	Two separate and remote electrical receptacle outlets – All counter top receptacles to be protected with GFCI				
403.5	Clothes dryer exhaust vented properly to exterior				
505.4	Water heater correctly installed				
605.2	Laundry area – one grounded-type receptacle or GFCI				
Additional Comments:					

Complies With Standard?

IPMC	G BATHROOM	YES	NO	N/A	COMMENTS
404.4.3	Separate bathroom with toilet, sink and tub or shower				
305.3	Wall surface in good repair				
305.3	Windows and frames in good repair				
305.4	Floor surface in good repair				
403.2	Bathroom and toilet room properly ventilated (openable window or functional mechanical fan)				
503.1	Door for privacy, in good repair and securely attached				
504.1	No visible mold, signs of moisture or leaks				
505.1	Hot and/or cold water to all fixtures				
605.2	Has at least one electrical receptacle				
Additional Comments:					

Complies With Standard?

IPMC	G BATHROOM <input type="radio"/> NO ADD'L	YES	NO	N/A	COMMENTS
404.4.3	Separate bathroom with toilet, sink and tub or shower				
305.3	Wall surface in good repair				
305.3	Windows and frames in good repair				
305.4	Floor surface in good repair				
403.2	Bathroom and toilet room property ventilated (openable window or functional mechanical fan)				
503.1	Door for privacy, in good repair and securely attached				
504.1	No visible mold, signs of moisture or leaks				
505.1	Hot and/or cold water to all fixtures				
605.2	Has at least one electrical receptacle				
Additional Comments:					

Complies With Standard?

IPMC	G BATHROOM <input type="radio"/> NO ADD'L	YES	NO	N/A	COMMENTS
404.4.3	Separate bathroom with toilet, sink and tub or shower				
305.3	Wall surface in good repair				
305.3	Windows and frames in good repair				
305.4	Floor surface in good repair				
403.2	Bathroom and toilet room property ventilated (openable window or functional mechanical fan)				
503.1	Door for privacy, in good repair and securely attached				
504.1	No visible mold, signs of moisture or leaks				
505.1	Hot and/or cold water to all fixtures				
605.2	Has at least one electrical receptacle				
Additional Comments:					

Complies With Standard?

IPMC	H BEDROOM	YES	NO	N/A	COMMENTS
305.3	Wall surface in good repair				
305.3	Windows and frames in good repair				
305.4	Floor surface in good repair				
305.6	Door in good repair and securely attached				
504.1	No visible mold, signs of moisture or leaks				
602.3 602.5	Adequate source of heat (See Note #1)				
605.2	Two separate and remote electrical receptacle outlets				
Additional Comments:					

Complies With Standard?

IPMC	H BEDROOM <input type="radio"/> NO ADD'L	YES	NO	N/A	COMMENTS
305.3	Wall surface in good repair				
305.3	Windows and frames in good repair				
305.4	Floor surface in good repair				
305.6	Door in good repair and securely attached				
504.1	No visible mold, signs of moisture or leaks				
602.3 602.5	Adequate source of heat (See Note #1)				
605.2	Two separate and remote electrical receptacle outlets				
Additional Comments:					

Complies With Standard?

IPMC	H BEDROOM <input type="radio"/> NO ADD'L	YES	NO	N/A	COMMENTS
305.3	Wall surface in good repair				
305.3	Windows and frames in good repair				
305.4	Floor surface in good repair				
305.6	Door in good repair and securely attached				
504.1	No visible mold, signs of moisture or leaks				
602.3 602.5	Adequate source of heat (See Note #1)				
605.2	Two separate and remote electrical receptacle outlets				
Additional Comments:					

Complies With Standard?

IPMC	H BEDROOM	Complies With Standard?			COMMENTS
		<input type="radio"/> NO ADD'L	YES	NO	
305.3	Wall surface in good repair				
305.3	Windows and frames in good repair				
305.4	Floor surface in good repair				
305.6	Door in good repair and securely attached				
504.1	No visible mold, signs of moisture or leaks				
602.3 602.5	Adequate source of heat (See Note #1)				
605.2	Two separate and remote electrical receptacle outlets				
Additional Comments:					

Complies With Standard?

IPMC	I OTHER	Complies With Standard?			COMMENTS
		<input type="radio"/> NO ADD'L	YES	NO	
308	No accumulation of rubbish or garbage				
402.2	Lighted common halls and stairways				
504.3	No plumbing system hazards found				
505.3	Water supply system installed and maintained to provide supply of water				
505.4	Water heater properly installed and maintained				
603.1	Mechanical equipment properly installed and maintained				
603.5	Combustion air supply is adequate for fuel-burning equipment				
604.1	Unit has electrical service provided by utility				
604.3	No electrical system hazards found				
Additional Comments:					

Complies With Standard?

IPMC	J MEANS OF EGRESS, FIRE PROTECTION	Complies With Standard?			COMMENTS
		YES	NO	N/A	
702.1	Safe, continuous, unobstructed path of travel				
702.3 702.4	Doors, bars, grilles, grates over emergency escape openings are readily operable from inside, without keys or special knowledge				
702.4	Adequate emergency egress from all habitable spaces				
703.2	Fire doors not blocked, obstructed or inoperable				
704.2	SMOKE DETECTORS REQUIRED:				
704.2.1	On each story				
704.2.2	Inside each bedroom				
704.2.3	On ceiling or wall outside of each sleeping area				
Additional Comments:					

NOTES:

1. Heat Supply - Every owner and operator of any building who rents, leases or lets one or more dwelling unit, rooming unit, dormitory or guest room on terms, either expresses or implied, to furnish heat to the occupants thereof shall supply heat during the period from October 1 to May 31 to maintain a temperature of not less than 68°F (20°C) in all habitable rooms, bathrooms, and toilet rooms.
2. Screens - During the period of May 1st to September 30th, every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas, or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored, shall be supplied with approved tightly fitting screens and every swinging door shall have a self-closing device in good working condition.
3. Plumbing, Mechanical and Electrical Work – Any installation, modifications, replacement or service of any electrical equipment, plumbing or mechanical equipment including hot water heaters, furnaces, space heaters, water supply lines, drain and vent waste lines, electrical wiring, etc. require a permit and must be completed by a licensed trade contractor

Inspectors Signature:	Date: