

Rental Property Checklist

This list is only a guide and is not all inclusive

Building Exterior: Window, Doors& Siding etc. must have/be:

- Bug and rodent proof
- Weather-tight
- All working hardware
- Free of defects
- Soffit and fascia in good repair
- House numbers in front and back (visible from public way and least 4 inches tall)
- Siding must be weather tight and intact
 - Paint and wood surface is weather-protected
- No peeling, chipping, caulking, flaking, or otherwise deteriorated paint
- Foundation and is structurally sound, free from holes or gaps
- Roof is free of leaks, structurally sound, no loose or missing shingles
- Existing gutters & downspouts must in good condition, properly attached, and able to drain water away from structure
- Chimney mortar and flue liner in good repair
- Porch and deck(s) in good repair
 - Guard railings required if over 30" above grade

Stairs/Steps are:

- Evenly spaced and securely attached
- Handrails are required if stairs have four or more risers.
- Well-maintained
- Snow is shoveled at all building exit doors

Exterior Property:

- Grass and weeds must be cut
- Ground slopes away from house
- No litter/debris, tires, auto parts, construction debris, or other miscellaneous debris in yard
- There must be proper ground cover in yard area
- Firewood (no more than 2 cords) must be neatly stacked on a NON-rotting, well supported base at least 8 inches above the ground and 6 feet from any structure.
- Garbage and recycling must be in proper containers and not overflowing with lids closed and compost is properly contained.
- Refrigerators and freezers for removal must have doors removed
- Fences are well maintained
- All wood surfaces must be weather-protected and the finished side out toward neighboring properties/selvage ends down

Garages:

- In good repair
- Roof in good condition
- Siding in good condition
- Not open to trespass, secured with lock(s)
- Exterior surfaces are weather-protected
- Paint in good condition

Vehicles/Parking:

- No commercial vehicle parking allowed
- Parking only on approved parking surfaces in approved locations
- No abandoned, unlicensed, or inoperable vehicles
- No excessive vehicles
 - Maximum of 4 vehicles for single family homes

Walls, Floors, & Ceilings must be:

- Walls in good repair with no loose wallpaper, free from holes
 - Including no loose plaster, no flaking, chipping, caulking, or peeling paint
- No water damaged surfaces
- Minimum ceiling height 7'
- Floors which must be in good repair with no holes, is structurally sound, with no trip hazards
 - I.e. torn carpet
- The hallways and landings have clear pathways
- Handrails and guardrails are securely attached
- Continuous guardrails/handrails required on open sides of landings and stairways 30" or more above grade
- Floor coverings should be intact and secured to floor
- No leaking faucets or pipes
- Unused gas lines must be capped
- All pipes must be free from defects and obstruction, and properly secure and supported

Fire Protection:

- Smoke detectors/Carbon Monoxide detectors per Minnesota State Statute
- Storage of paint, paper, boxes, rags, or other combustible/flammable material not allowed within 10 feet of gas-fired appliances
 - I.e. furnaces, water heaters, etc.
- Non-flammable items must be at least 3' from gas fired furnaces
- Path of egress shall not be blocked by debris, storage, trash, snow, ice, or other obstructions

Electrical:

- Fixtures must be intact and properly functioning
- Extension cords cannot be used in lieu of permanent wiring
- Cover plates required on all outlets, switches, and junction boxes
- All wiring must be intact and properly maintained

Heat:

- Heating facility must be properly installed and maintained
- Maintain 68° temperature when outside temperature is less than 60° within a 24-hour period
- Temporary heating devices shall not be used as primary source of heat
- Fuel burning facility must be connected to an approved chimney, flue, or vent
- Maintain service records of any heating systems
 - Must be available on request
- A safety check of the heating facility is required every two years
- Gas flex connectors must be Underwriters Laboratory (UL) listed and approved

Plumbing:

- Faucets must be a minimum 1 inch above spill lines on all fixtures
- No leaking faucets or pipes
- All pipes must be free from defect and obstructions and must be properly secured and supported

Kitchen/Bathrooms:

- Cabinets must be in good repair
- Supplied or provided appliances must be in good working condition
- Tub(s) or shower(s) must be properly installed, maintained, and in good repair with caulking intact
- Properly installed and functioning toilet with all components intact and properly secured
- Either an openable window or mechanical venting required
- Hot and cold running water required to each fixture

Occupancy:

- Occupied sleeping rooms must have proper egress window or door opening to the exterior
- Please refer to posted rental license for correct zoning/occupancy limits

Windows & Doors:

- No broken/cracked glass
- Must be easily openable and capable of being held in position by window hardware
- Locks required
- Windows must have screens in good repair and weather tight
- Window frame must be free of cracked, chipped, peeling, chalking, or flaking paint and caulk
- Doors must be secure, fit the frame, and have proper hardware
- Doors must be weather-tight and rodent proof
- Exit and entrance doors require deadbolt locks