

## **City of Cottage Grove Rental Inspections Checklist**

- Fire Precautions
  - Operable smoke detector must be provided
    - In each sleeping room
    - Outside sleeping rooms within immediate vicinity of sleeping rooms
    - In common areas on each level
  - Secondary egress must be provided for each sleeping
    - Window in each sleeping room must be fully operable
    - Window in each sleeping room shall satisfy minimum egress size requirements
  - Carbon monoxide detector required within 10 feet of each sleeping room
  - Reasonable paths of free egress (2 feet) shall be provided from each room
  - 1 hour fire separation between garage stalls and habitable space must be maintained (when applicable)
  - (New construction) smoke detectors must be interconnected
  - Egress lighting must be provided for multi-family common areas
  
- Mechanical
  - Temperature and pressure relief valve at water heater must extend to within 18" of floor
  - Each mechanical appliance with gas connection must have separate gas shut off valve
  - Drip tee required for gas connection at each appliance as close as feasible to the appliance
  - Dryer vents shall be properly vented to exterior of property, free of holes or breaks, and connected to duct system with UL approved duct extension
  - Bath fans must be fully operable in each bathroom where operable window is not provided, and must be properly vented to exterior
  - Furnace filter must be clean and changed out regularly according to scheduled replacement for furnace and filter models
  
- Plumbing
  - Plumbing fixtures and vanities must be secured in place
  - Plumbing fixtures must be functioning properly, and without leaks
  - Plumbing fixtures (sinks, toilets, tubs, showers, etc.) must be caulked around edges
  - Dishwasher disposal lines must be looped up and secure higher than connection to drain pipe.
  - Flexible drain pipes at any plumbing application must be replaced with rigid smooth interior piping
  
- Electrical
  - Outlet and switch covers must be provided where such boxes exist or cover plates provided
  - Any open fuse slots must be filled with blank spacers at service panel
  - All kitchen counter and all bathroom outlets must be GFI (Ground Fault Interrupter) protected

- Sanitation
  - Conditions which permit mold growth must be alleviated, and any visibly affected mold surfaces must be sanitized and kept free of mold growth
  - Any condition which would sacrifice health or safety of occupants must be eliminated
  
- Structure maintenance
  - Screens must be provided at every operable window
  - All window screens must be maintained intact without holes or tears
  - Any conditions which would sacrifice health or safety of occupants must be eliminated
  - Minimum 1 graspable handrail must be provided for stairwells with a height of 4 risers or more
  - Exterior of structure must be maintained, so as to not admit moisture into interior of structure
  - All roofing, siding, and exterior facing materials shall be maintained in good condition