

Single Dwelling Units – Interior

Smoke & Carbon Monoxide Alarms

- Are smoke alarms installed in accordance with state fire and building code requirements? The original date of building construction and building permit requirements will determine the type and location of alarms in each dwelling unit.
- Are carbon monoxide alarms installed within 10 feet of all sleeping rooms?

Exits / Corridors / Stairways

- Are corridors and stairways illuminated?
- Are handrails/guardrails present and secure? Handrails required with 4 or more risers. Guardrails required on open sides of elevated surfaces and stairways greater than 30”.
- No trip hazards present.
- Are all exits free of storage and clear?

Ceilings / Walls / Floors

- Are surfaces clean, maintained and pest free?
- Bathroom, kitchen, and laundry room surfaces must be watertight and sealed.
- Are fire-rated walls and ceilings maintained with no holes or damage?
- Are all areas free of excessive storage to allow for clear passage and maintenance?

Windows & Doors

- Do sleeping rooms have an approved window or door accessible to a public way?
- Are interior doors in good repair and operational? Bathrooms shall have doors and approved locks for privacy.

Food Storage & Preparation

- Are cabinets and countertops in good condition and clean?

Appliances

- A refrigerator and stove/oven must be present that is clean, in good repair and function as intended.
- Are all other permanently attached appliances properly installed and maintained?
- Is the clothes dryer vented properly to the exterior with rigid metal or approved flexible metal venting? Plastic flex-type venting is prohibited.
- Are automatic overhead garage door openers properly installed with all safety devices operational?

Electrical Systems

- Electrical systems must be properly sized, installed, maintained, and free of defects.
- Is the main electrical panel accessible?
- Extension cords, accessory splitters, taps, and unapproved strip outlets cannot be used as a permanent extension of the building wiring.
- Are faceplates installed on all receptacle and switch outlets with no open wire connections present?
- Electrical panels must have no open spaces, circuits properly labeled, and inspection stickers visible in panel locations.

Heating / Ventilation / Water Heater

- Are heating appliances operational, maintained, and function as intended?
- Are all appliances free of leaks, defects, with safety devices maintained?
- Are thermostat controls readily accessible and secured to adjacent surfaces?
- Do bathrooms have an operational window or mechanical exhaust fan vented directly to the exterior?

Plumbing Fixtures

- Are fixtures properly installed, sealed, vented, and maintained in good repair with no leaks present?
- Adequate pressure, hot, and cold water temperatures must be provided at all sinks and tubs.
- Are vacuum breakers, air-gaps and back-flow preventers installed at all points of cross-connection?

Single Dwelling Units – Exterior

Foundation / Exterior Premises

- Is the foundation in good condition and pest free? Holes greater than one half inch shall be filled with approved materials.
- The lot shall be properly graded to allow for proper drainage away from the building.
- Are parking lots, exits and walkways maintained and free of debris including snow?
- Is the grass maintained below 8” in height?
- Are all vehicles parked on approved surfaces? Vehicles parked outside must be operational and display current license tabs.
- Exterior storage of building materials, auto parts, junk, garbage and debris is prohibited.
- Are all fences and yard sheds in good repair?
- Regular garbage service must be provided at all times with no overflowing containers.

Roofs / Walls / Attics

- Are roofs, walls and attics in good condition and pest free?
- Painted surfaces free of defects?
- Are address numbers permanently located on the home in a visible location from the street?
- Are all rain gutters and downspouts free of debris and properly connected?

Windows & Doors

- Are windows and doors operational, in good repair, and have approved locks on accessible windows? Cracked and broken glass is prohibited. Window and door screens must be provided.
- Approved locks must be present on all exterior doors. Double keyed deadbolts and locksets are prohibited.

Decks / Porches

- Is the deck or porch structurally sound with no defects?
- Are handrails/guardrails present and secure? Handrails required with 4 or more risers. Guardrails required on open sides of elevated surfaces and stairways greater than 30”.

Low interest loans are available for improvements to rental properties. For more information, please call CEE Lending Center (Center for Energy and Environment) at 612-335-5885 or visit mncee.org.



Rental Dwelling Inspection Checklist

Coon Rapids City Center
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Coon Rapids, Minnesota 55433
(763) 767-6575
www.coonrapidsmn.gov/housing

Rental properties must pass an initial inspection before a license is issued. Inspections are then scheduled on a 1, 2 or 3 year cycle.