

Housing Inspection Checklist

Building

- Address 4" numbers on building
- Front walk/entrance area
 - Steps/lamps
 - Handrails
 - Guardrails
 - Landings
 - Housekeeping
- Windows & Screens
 - Egress
 - Broken glass/ripped screens
- Smoke detectors
 - One every sleeping room, one outside every sleeping room, one every level of dwelling
 - They shall be dual sensor (ionization – photoelectric) type with a sealed, 10 year battery.
 - Smoke alarms shall be replaced at the end of battery life (10 years); if low battery indicators are present; if the device fails to function; if the device is damaged or altered in any manner that would impede its function.
- CO Detectors
 - One on each floor
- Stairways
 - Clear/not littered
 - Handrails
 - Guardrails
- Sump discharge
- Softener discharge

- Lights – General
 - At front door
 - Each sleeping room
 - One in basement
 - One in kitchen
 - One in bath areas
 - One in stairways
 - Minimum 60 watt or equivalent lumens
- Interior:
 - Cleanliness
 - Sanitary
 - Holes in walls/ doors
 - Wall covering condition
 - Cabinets
 - Appliances and hookups
- Exterior:
 - Weeds
 - Debris
 - No tires
 - No collection of junk
 - Fence conditions
 - Wall coverings
 - Roof condition
- Egress travel paths
- Exits and discharge areas

Plumbing

- Code approved relief valves on water heaters and boilers
- Proper discharge of water treatment devices (ie. Softeners)
- Leaky pipes
- Cross connections between potable water piping and waste piping

Mechanical

- Individually valved devices
- Properly vented fuel burning devices
- Gas and electric shut offs in the same room as the appliance

Electrical

- GFCI protection for all outlets within 6 feet of a sink (bath, kitchen, laundry, bar)
- Minimum of 2 outlets per – bedroom, opposite walls
- Remove all extension cords
- All cover plates installed
- Switched light for each room or switched plug
- All electrical equipment, service, appliances, and wiring to be working and in good order
- All stairwells, hallways, entries, or exits to be illuminated and controlled by switch or automatic photocell/timer
- All exit and emergency lights to be working and in good repair

Other

- Life/safety/property maintenance issues per inspection as determined by inspector not listed above

Use this checklist, as a guide, to prepare for your housing inspections.

This list contains commonly found violations. It is not intended to be a comprehensive list of all violations that could occur.

PREPARE FOR YOUR INSPECTION

The Housing Inspection Checklist is provided as a guide. It is not a complete list of all possible violations but includes commonly found violations.

Use this list to prepare for your inspection. Licensed contractors are required for new furnaces, water heaters, electrical wiring and plumbing fixtures.

FEE SCHEDULE SUMMARY

Nonrefundable Application Fee.....**\$50.00**

Registration/Certification Fee for one and two family dwellings **\$150.00** every four (4) years

Registration/Certification fee (multi-family) **\$478.00** per-building, every two (2) years

Total for one/two family - \$ 200.

Total for Multi-family - \$ 528.

Once you have completed and paid for your Rental Property Registration, we will coordinate the inspection for the property.

QUESTIONS?

Please call the White Lake Township Building Department at:
Phone 248-698-3300
Ext. 2

White Lake Township
7525 Highland Road
White Lake, MI 48383



WHITE LAKE TOWNSHIP
RENTAL INSPECTION
INFORMATION &
FEE SCHEDULE

