

**City of Davenport, Rental Property Inspection Checklist**

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Following is a list of basic requirements for all rental housing units. THIS LIST IS NOT ALL ENCOMPASSING. For a full list see [City Code Chapter 8.15.145\(G\)](#). It is recommended that you review this list and conduct your own inspection prior to the code enforcement officer's visit.

	<b>ACCESSORY STRUCTURES.</b> Are garages and storage sheds maintained in good condition, including electrical wiring?
	<b>ADEQUATE LIGHTING.</b> Do the public hallways, stairways, and cellar areas contain adequate electrical lighting? Are all-habitable rooms provided with natural light, by means of exterior glazed openings with an area not less than one tenth of the floor area of such rooms with a minimum of ten square feet?
	<b>BATHROOM VENTILATION.</b> Do all bathrooms have an operable window or mechanical ventilation?
	<b>CHIMNEY.</b> Are there loose bricks? Is all the mortar in place and tight in the joints? Is the chimney free of obstructions?
	<b>COMBUSTIBLES.</b> Are all areas in structures containing gas-fired appliances free from combustible and flammable materials and liquids?
	<b>DOORS.</b> Are all doors operable and reasonably weather tight? Is the door glass free from breaks or cracks? Are hinges, knobs, locks, and closures working properly?
	<b>EGRESS.</b> Do all dwelling units/guest rooms below the 3rd story have their own private/protected means of egress? Do all dwelling units/guest rooms above the 2nd story have 2 means of egress remote from each other?
	<b>ELECTRICAL.</b> Is the electrical system properly fused and maintained in good operating condition? Is the electrical system properly grounded? Has the electrical system been properly installed? Does each habitable room contain at least 2 electrical outlets or 1 electrical outlet and 1 permanently installed light fixture with a wall switch? Does the bathroom have at least 1 electrical outlet? Is there an excessive use or abuse of extension cords? Do all outlets, switches, junction boxes, fuse boxes, and service panels have covers? Is the wiring to and within all accessory buildings properly installed?
	<b>EXTERIOR PAINTING.</b> Are any of the following in need of scraping and painting due to peeling paint exposing surface areas to the elements: exterior siding, building trim, roof overhang, windows, porches, decks, doors, stairways, and accessory buildings?
	<b>EXTERIOR WALLS.</b> Are the exterior wall members and siding in sound condition and able to prevent the elements from penetrating? Does the exterior of the building need scraping and painting due to peeling paint exposing wood to the elements?
	<b>FIRE ALARM SYSTEMS.</b> Is the fire alarm system (in buildings containing 16 or more units) installed and maintained in proper working condition in accordance with all state and local codes? Does an approved alarm system company annually inspect it? Is the equipment tagged showing the date of inspection?
	<b>FIRE EXTINGUISHERS.</b> Are structures containing three or more units provided with an approved type 2A serviceable fire extinguishers in common corridors at each floor level and the basement? Are the fire extinguishers no more than 75' on the same floor? Have they been serviced and date-tagged by a fire equipment service company in the last 12 months?
	<b>FLOORS.</b> Are all floors structurally sound? Are all floor and stair coverings free from tears and deterioration? Are they able to be maintained in a sanitary condition and being maintained in a sanitary condition?
	<b>FOUNDATION.</b> Is the foundation structurally sound? Are there any holes, cracks, crumbling or loose brick, stone or block? Is all mortar in place and tight in the joints? Does the exterior finish grade slope away from the building for proper drainage? Are there any areas allowing weather penetration into the foundation or dwelling?
	<b>GRADING AND DRAINAGE.</b> All premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon.
	<b>GUTTERS AND DOWNSPOUTS.</b> Is there a complete gutter and downspout system and is it in good repair?

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	<b>HEAT SUPPLY.</b> All heating plants in excess of 5 years old (verifiable by a finalized mechanical permit) will need an approved service inspection report (from an approved mechanical company, licensed with the City of Davenport) within 2 years of the biennial Property Maintenance Inspection by the City Code Enforcement Officer.
	<b>INTERIOR PAINTING.</b> Are walls, ceilings, windows, doors, and trim in need of scraping and painting?
	<b>MECHANICAL.</b> Do all gas-fired appliances have a gas shut-off valve located in the same room and within 3' of the appliance? Are all gas-fired appliances in good operating condition and properly vented? Is the heating apparatus capable of maintaining a constant temperature of 70 degrees during daytime hours? Do water heaters and boilers have a proper operating temperature relief valve? Is there a temperature pressure relief valve drip leg extending between 6" and 24" from the floor? Is there a gas line drip leg for each appliance?
	<b>PLASTER.</b> Is all interior wall and ceiling plaster intact, including above suspended ceilings?
	<b>PLUMBING.</b> Does the building have adequate water pressure? Do all waste lines drain properly? Is the entire plumbing system free of leaks? Does each dwelling unit have a 3-fixture bathroom? Are all plumbing fixtures properly trapped and vented? Are proper materials being used for potable water and waste lines? (PVC Material is not allowed to be used for supply lines.)
	<b>PREMISES (BUILDING) IDENTIFICATION.</b> Building shall have approved address numbers placed in a position easily observed on the front of the house. Premises (buildings) address numbers shall also be displayed on the rear of the house or on the garage whenever an alley serves the property. The rear address identification numbers should be easily observed and readable from the alleyway. All numbers shall be in Arabic numbers at least 3" high and 1/2 " wide. In addition individual dwelling units or guest rooms within a building shall have unit identification numbers on all doors entering the unit.
	<b>PRIVATE SIDEWALKS.</b> Are the sidewalks and yard steps maintained in good repair? I.e: no excessive cracking, no changes in elevation of 1" or more between slabs, no excessive spalling (deterioration of the surface area).
	<b>RODENTS AND INSECTS.</b> Is there evidence of rodents, roaches, fleas, termites, vermin, or other insects?
	<b>ROOF.</b> Has the roof covering deteriorated? Does the roof leak? Are the roof sheathing, structural members and overhang in good repair?
	<b>SANITATION.</b> Is the unit free of excessive debris, clutter, and animal feces? Is the unit being maintained in a sanitary condition? I.e: Are floors kept clean, is the unit free of insect or rodent infestation, is there no accumulation of garbage or debris, etc?
	<b>SCREENS.</b> Are all screens free from holes and tears and are the frames free from deterioration?
	<b>SMOKE DETECTORS.</b> Do all dwelling units/guest rooms have approved operable smoke detectors for each floor level including basement? Do all common corridors have operable smoke detectors in approved locations?
	<b>SPACE AND OCCUPANCY.</b> Does every dwelling unit have at least one room which has a minimum floor area of 120 square feet with one wall at least 7' in length? Do other habitable rooms (kitchen and bathroom excluded) have a minimum floor area of 70 square feet? (Where more than two people occupy a room used for sleeping purposes, the required floor area shall be increased at the rate of 50 square feet for each occupant over two.) Are all ceilings a minimum of 7'6" in height?
	<b>STAIRWAYS, PORCHES, AND STEPS.</b> Are the stairways, porches, and steps properly constructed and maintained in a safe and sound condition? Are the steps and stairways having more than 3 risers provided with properly constructed handrails? Do all stairways, porches, decks, and accessible roof areas above 30" from the ground have properly constructed guardrails?
	<b>WINDOWS.</b> Are the windows free from breaks or cracks in the glass? Are they reasonably weather tight? Do the windows operate properly to provide ventilation and emergency egress? Are there locks on all of the windows accessible from the ground, stairs, deck, porches & landings?

