

What are the inspection fees?

There are no fees for the regular, biennial inspection. A fee of \$75 per hour, or part thereof, will apply for each subsequent re-inspection due to noted violations.

Are there additional penalties?

Failure to comply with the program shall constitute a fourth degree misdemeanor, punishable by a fine of not more than \$250 and/or possible imprisonment of not more than thirty days, or both, for each offense.

How can I find out more information?

For questions about the City of Centerville Residential Rental Inspection Program, please contact the Code Enforcement Department at 937-433-7151.

To download a complete copy of the governing ordinance or a full copy of the Centerville Property Maintenance Code, please visit our website at www.centervilleohio.gov



Important Note:

This list contains commonly found violations. It is not intended to be a comprehensive list of all violations that could occur. If you have questions about a specific situation, please contact us at the number below or visit our website at www.centervilleohio.gov



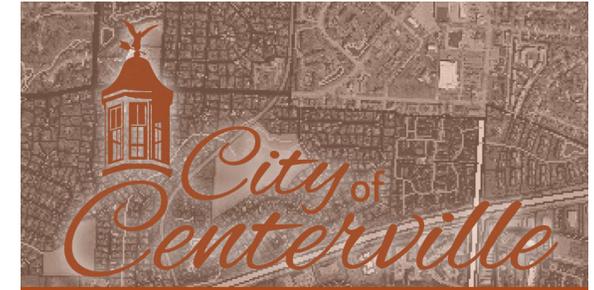
CODE ENFORCEMENT

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CODE ENFORCEMENT



RESIDENTIAL RENTAL PROPERTY INSPECTION CHECKLIST

An inspection checklist for residential
rental property owners



(937) 433-7151

February 2019

CHECKLIST

Reviewing your rental units for compliance with this list based on the Centerville Property Maintenance Code could save you from costly reinspections. Rental units include apartments, condos, and single-family homes for rent.

OUTSIDE

- Are the street numbers visible from the street and alley (4 inch high minimum)?
- Is the exterior (siding and/or paint) in good condition?
- Are all accessory structures (garage, shed, etc.) in good condition?
- Does the roof leak?
- Are the steps, decks, and landings in good condition?
- Do all balconies, porches, or landings, 30 inches or more above grade, have guardrails?
- Are all fences in good repair?
- Are all sidewalks and driveways in safe and sound condition?
- Are the gutters and/or downspouts in a good state of repair and directing rainwater away from the structure?
- Is the foundation in good repair?
- Is the yard free of junk, trash, or debris? Are there items being stored outside that belong indoors?
- Are there inoperable, junk, or unlicensed vehicles on the property?
- Are any swimming pools maintained in a sanitary condition?

THROUGHOUT THE DWELLING

Fire Safety

- Are smoke detectors located inside each bedroom and on every floor level of the structure?
- Are all combustible materials stored at least 3 feet away from sources of ignition?
- Are all exit signs properly illuminated?
- Are carbon monoxide detectors installed?

Doors

- Do the exterior doors have deadbolt locks in working order?
- Are all exterior doors weather tight and in good working order?
- Are all storm or screen doors in good condition?

Windows

- Are there any broken or badly cracked windows?
- Are all windows weather tight and in good working condition (capable of remaining open without a means of support)?
- Do the windows have locks in good working order?
- Do the required operable windows have screens without rips, tears, or holes?
- Does every sleeping area have an operable window?

Walls, Ceilings, and Floors

- Are the walls and ceilings properly sealed, free from peeling paint and capable of being maintained in a sanitary condition?
- Is the carpet ripped or torn, or otherwise causing a tripping hazard?
- Are the floors structurally sound?
- Do all habitable rooms have ceilings at least 7 feet in height?

Electrical System

- Does every habitable room have at least 2 separate and remote outlets?
- Are all cover plates for outlets, switches, and junction boxes in place?
- Are all switches, outlets, and electrical fixtures in good working order?
- Are there any extension cords running through doorways or under carpets?
- Is there adequate circuitry for the unit?

Mechanical

- Does each room, including bathrooms, have adequate heat (at least 65 degrees)?
- Are all combustion gases vented to the outside?
- Are clothes dryers properly vented?

Plumbing

- Do plumbing fixtures have adequate water pressure and do they operate properly?
- Do any supply or drain lines leak?
- Do all fixtures have proper traps to prevent the infiltration of harmful sewer gases?

In the Basement

- Are the steps and handrails in good repair?
- In order to be used as a sleeping area, the space must meet the requirements for finished walls and ceilings, ventilation, ceiling height, heating, and egress.
- Do clean-out openings and floor drains have proper covers?

In the Bathroom

- Any new/updated bathrooms must have ground fault electrical outlets.
- Are all of the bathroom fixtures working properly?
- Is the floor able to be easily maintained in a clean, dry condition?
- Is there an operable window or adequate mechanical ventilation?

Miscellaneous

- Are passageways and stairways in buildings adequately lighted at all times?
- Are there too many people occupying the dwelling (i.e. the kitchen, halls, and bathrooms are not acceptable habitable spaces)?