



City of Le Sueur, MN
Residential Rental Inspection Form

Date:		Inspector:	
Owner:			
Owners Phone Number:		Owners Email:	
Rental Address(es):			
Building Type: <input type="checkbox"/> Single Family Home <input type="checkbox"/> Duplex <input type="checkbox"/> Townhouse <input type="checkbox"/> Apartment <input type="checkbox"/> Other			
If "Other" Describe:			
Total Number of Units: ____			
OUTDOOR AREAS AND YARD SPACE [IPMC 302]			
<input type="checkbox"/>	Premises kept in clean, safe and sanitary condition	<input type="checkbox"/>	Free from noxious weeds and tall grass
<input type="checkbox"/>	Soil graded to prevent erosion and stagnant water	<input type="checkbox"/>	Accessory structures, fences and retaining walls maintained
<input type="checkbox"/>	Walkways, driveways and parking areas maintained	<input type="checkbox"/>	No inoperative or unlicensed motor vehicles
EXTERIOR STRUCTURE [IPMC 304]			
<input type="checkbox"/>	Maintained in good repair and structurally sound	<input type="checkbox"/>	Chimneys structurally safe and in good repair
<input type="checkbox"/>	Exterior surfaces in good repair, no unprotected wood	<input type="checkbox"/>	Handrails and guards fastened and in good repair
<input type="checkbox"/>	House numbers clearly visible from street	<input type="checkbox"/>	Windows and door frames from crack and holes
<input type="checkbox"/>	Structural supports maintained and adequately sized	<input type="checkbox"/>	All glazing free from cracks and holes
<input type="checkbox"/>	Foundation plumb and free from open cracks and gaps	<input type="checkbox"/>	All windows easily openable and remain open
<input type="checkbox"/>	Exterior walls weather proof and maintained	<input type="checkbox"/>	Insect screens provided and in good repair
<input type="checkbox"/>	Roof, flashing and gutters weatherproof and maintained	<input type="checkbox"/>	Doors and locked maintained and operable
<input type="checkbox"/>	Cornices, decorative brick, etc. in sound condition	<input type="checkbox"/>	Basement hatchways weather and rodent tight, secured
<input type="checkbox"/>	Soffits, overhangs, etc. maintained and securely fastened	<input type="checkbox"/>	Windows with 6ft. of grade are lockable
<input type="checkbox"/>	Exterior stairs, decks, porches, etc. maintained in good repair and structurally sound	<input type="checkbox"/>	Unit doors equipped with dead bolt locks to open without keys or special knowledge
INTERIOR STRUCTURE [IPMC 305]			
<input type="checkbox"/>	Maintained in clean and sanitary condition	<input type="checkbox"/>	Stairs, walking surfaces in sound condition
<input type="checkbox"/>	Structural support maintained and adequately sized	<input type="checkbox"/>	Handrails and guards fastened and in good repair
<input type="checkbox"/>	Interior surfaces maintained in good condition	<input type="checkbox"/>	Doors fit well, open and close as intended
HANDRAILS AND GUARDRAILS [IPMC 306]			
<input type="checkbox"/>	Handrails on all flights of stairs having four or more risers. Minimum 30 inches – Maximum 42 inches above the nosing.	<input type="checkbox"/>	Guardrails on open sides of stairs, landing, ramps, decks, etc. More than 30 inches above floor or grade below. Minimum 30 inches high with intermediate rails.
GARBAGE AND RECYCLING [IPMC 307]			
<input type="checkbox"/>	No accumulation of garbage, containers no overflowing	<input type="checkbox"/>	Dumpster(s) located in appropriate area
<input type="checkbox"/>	Garbage and recycling in proper containers, lids closed	<input type="checkbox"/>	Compost contained
EXTERMINATION [IPMC 308]			
<input type="checkbox"/>	All structures free from insect and rodent infestation. Extermination not to be hazardous to human health, precautions taken against re-infestation.		

LIGHTING [IPMC 402]	
<input type="checkbox"/> Each habitable space has at least one (1) window	MULTI-UNIT DWELLINGS (more than 2 units)
<input type="checkbox"/> Glazing shall be minimum 8% of total floor area	<input type="checkbox"/> Adequate light on common halls and stairs
<input type="checkbox"/> Other spaces have adequate lighting	<input type="checkbox"/> Minimum 60 watt/200 sq. ft., Maximum 30 ft. between
OCCUPANCY LIMITATIONS [IPMC 403]	
<input type="checkbox"/> Minimum one openable window in every habitable space	<input type="checkbox"/> Habitable spaces have minimum 7 ft. ceiling height
<input type="checkbox"/> Habitable rooms are minimum 7 ft. wide	<input type="checkbox"/> Unfinished basements minimum 6 ft. 4 in. ceiling height
<input type="checkbox"/> Kitchen passageways are minimum 3 ft. clear	<input type="checkbox"/> Minimum 1/3 of required floor area in bedrooms with sloped ceilings shall have minimum 7ft ceiling height
<input type="checkbox"/> Room available for food prep, storage and disposal	
BEDROOMS AND LIVING ROOMS	EFFICIENCY UNITS (maximum 3 occupants)
<input type="checkbox"/> Living room is minimum 120 sq. ft.	<input type="checkbox"/> 1-2 OCCUPANTS: minimum 220 sq. ft.
<input type="checkbox"/> Each bedroom is minimum 70 sq. ft.	<input type="checkbox"/> 3 OCCUPANTS: minimum 320 sq. ft.
<input type="checkbox"/> Access to bedroom not through another bedroom	<input type="checkbox"/> Clear working space of 30" in front of each of the following: kitchen sink, stove, and refrigerator
<input type="checkbox"/> No sleeping in kitchens and unfinished spaces	<input type="checkbox"/> Separate bathroom (minimum sink, toilet, shower)
REQUIRED FACILITIES [IPMC 502]	TOILET ROOMS [IPMC 503]
<input type="checkbox"/> Each unit has bathtub or shower, lavatory, toilet and kitchen sink	<input type="checkbox"/> Bathroom is not used as a passageway, and bathroom has a lockable door
PLUMBING SYSTEMS AND FIXTURES [IPMC 504]	
<input type="checkbox"/> Fixtures are properly installed and maintained	<input type="checkbox"/> Fixtures have adequate clearance
<input type="checkbox"/> No hazards in plumbing system to occupants or structure (Hazards may include: undersized piping, inadequate venting, cross connections, lack of backflow prevention, damaged or worn piping or fixtures, inadequate support, and inadequate water pressure or volume)	
WATER SYSTEM [IPMC 505]	
<input type="checkbox"/> Properly metered and connected to the City of Le Sueur water system	
<input type="checkbox"/> Hot & cold water: sinks, laundry, tubs & showers	<input type="checkbox"/> All water inlets located above floor level rim of fixtures
<input type="checkbox"/> Hose bibs and faucets with permanently attached hoses have vacuum breakers	
WATER HEATERS [IPMC 505]	
<input type="checkbox"/> Adequate combustion air in small rooms	<input type="checkbox"/> Electrical and gas lines properly installed
<input type="checkbox"/> Temperature & pressure relief valve and discharge pipe	<input type="checkbox"/> Accessible gas shut-off valve
<input type="checkbox"/> Approved vent/chimney; approved material in good condition; adequate slope, clearance and support	
SANITARY DRAINAGE SYSTEM [IPMC 506]	
<input type="checkbox"/> All fixtures properly connected to City of Le Sueur sewer system	<input type="checkbox"/> Fixture vents provided and maintained; each fixture has a trap
<input type="checkbox"/> Every stack, vent, waste and sewer line in good condition	<input type="checkbox"/> Adequate support on all piping
STORM DRAINAGE SYSTEM [IPMC 507]	
<input type="checkbox"/> Drainage roofs and paved areas do not cause a public nuisance	<input type="checkbox"/> Storm water discharges away from structures
HEATING FACILITIES [IPMC 602]	
<input type="checkbox"/> Heating facilities capable of maintaining 68° in all habitable rooms, bathrooms and toilet rooms	<input type="checkbox"/> Forced-Air Heat: Separate furnaces serve each unit [MN Mechanical Code, Sec. 618.7]
MECHANICAL EQUIPMENT [IPMC 603]	
<input type="checkbox"/> All equipment properly installed and maintained	<input type="checkbox"/> Safety controls maintained in effective operation
<input type="checkbox"/> Clearances to combustibles maintained	<input type="checkbox"/> Energy conversation devices installed are labeled and approved
<input type="checkbox"/> Combustion and ventilation air provided in the space containing fuel-burning equipment	
<input type="checkbox"/> All fuel-burning equipment connected to approved chimney vent (unvented heaters and decorative appliances are not allowed in any dwelling [MN Mechanical Code Sec. 620])	

