



**City of Le Sueur, MN**  
**Residential Rental Inspection Form**

<b>Date:</b>	<b>Inspector:</b>		
<b>Owner:</b>			
<b>Rental Address(es):</b>			
<b>Building Type:</b> <input type="checkbox"/> Single Family Home <input type="checkbox"/> Duplex <input type="checkbox"/> Townhouse <input type="checkbox"/> Apartment <input type="checkbox"/> Other			
<b>If "Other" Describe:</b>			
<b>Number of Units - Studio:</b> ___ <b>One Bedroom:</b> ___ <b>Two Bedrooms:</b> ___ <b>Three or More Bedrooms:</b> ___			
<b>Total Number of Units:</b> _____			
<b>OUTDOOR AREAS AND YARD SPACE [IPMC 302]</b>			
<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
<b>EXTERIOR STRUCTURE [IPMC 304]</b>			
<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
<b>INTERIOR STRUCTURE [IPMC 305]</b>			
<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
<b>HANDRAILS AND GUARDRAILS [IPMC 306]</b>			
<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.
<b>GARBAGE AND RECYCLING [IPMC 307]</b>			
<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
<b>EXTERMINATION [IPMC 308]</b>			
<input type="checkbox"/>	All structures free from insect and rodent infestation. Extermination not to be hazardous to human health, precautions taken against re-infestation.		

<b>LIGHTING [IPMC 402]</b>	
<input type="checkbox"/>	Each habitable space has at least one (1) window
<input type="checkbox"/>	Glazing shall be minimum 8% of total floor area
<input type="checkbox"/>	Other spaces have adequate lighting
<b>MULTI-UNIT DWELLINGS (more than 2 units)</b>	
<input type="checkbox"/>	Adequate light on common halls and stairs
<input type="checkbox"/>	Minimum 60 watt/200 sq. ft., Maximum 30 ft. between
<b>OCCUPANCY LIMITATIONS [IPMC 403]</b>	
<input type="checkbox"/>	Minimum one openable window in every habitable space
<input type="checkbox"/>	Habitable rooms are minimum 7 ft. wide
<input type="checkbox"/>	Kitchen passageways are minimum 3 ft. clear
<input type="checkbox"/>	Room available for food prep, storage and disposal
<input type="checkbox"/>	Habitable spaces have minimum 7 ft. ceiling height
<input type="checkbox"/>	Unfinished basements minimum 6 ft. 4 in. ceiling height
<input type="checkbox"/>	Minimum 1/3 of required floor area in bedrooms with sloped ceilings shall have minimum 7ft ceiling height
<b>BEDROOMS AND LIVING ROOMS</b>	
<input type="checkbox"/>	Living room is minimum 120 sq. ft.
<input type="checkbox"/>	Each bedroom is minimum 70 sq. ft.
<input type="checkbox"/>	Access to bedroom not through another bedroom
<input type="checkbox"/>	No sleeping in kitchens and unfinished spaces
<b>EFFICIENCY UNITS (maximum 3 occupants)</b>	
<input type="checkbox"/>	1-2 OCCUPANTS: minimum 220 sq. ft.
<input type="checkbox"/>	3 OCCUPANTS: minimum 320 sq. ft.
<input type="checkbox"/>	Clear working space of 30" in front of each of the following: kitchen sink, stove, and refrigerator
<input type="checkbox"/>	Separate bathroom (minimum sink, toilet, shower)
<b>REQUIRED FACILITIES [IPMC 502]</b>	
<input type="checkbox"/>	Each unit has bathtub or shower, lavatory, toilet and kitchen sink
<b>TOILET ROOMS [IPMC 503]</b>	
<input type="checkbox"/>	Bathroom is not used as a passageway, and bathroom has a lockable door
<b>PLUMBING SYSTEMS AND FIXTURES [IPMC 504]</b>	
<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)
<b>WATER SYSTEM [IPMC 505]</b>	
<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
<b>WATER HEATERS [IPMC 505]</b>	
<input type="checkbox"/>	Adequate combustion air in small rooms
<input type="checkbox"/>	Temperature & pressure relief valve and discharge pipe
<input type="checkbox"/>	Approved vent/chimney; approved material in good condition; adequate slope, clearance and support
<input type="checkbox"/>	Electrical and gas lines properly installed
<input type="checkbox"/>	Accessible gas shut-off valve
<b>SANITARY DRAINAGE SYSTEM [IPMC 506]</b>	
<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
<b>STORM DRAINAGE SYSTEM [IPMC 507]</b>	
<input type="checkbox"/>	Drainage roofs and paved areas do not cause a public nuisance
<input type="checkbox"/>	Storm water discharges away from structures
<b>HEATING FACILITIES [IPMC 602]</b>	
<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]
<b>MECHANICAL EQUIPMENT [IPMC 603]</b>	
<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 conservation 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])

