

Rental Inspection List – For Complete List of Requirements See:
Chapter 161 - Housing Code of the City of Burlington Municipal Code

If you have any questions, please call Community Development Dept: (319) 753-8172

The following is a list of what the Housing Inspector will be looking for during inspections but is not all-inclusive:

1. Fire Extinguisher: One 2½-lb ABC type fire extinguisher mounted in kitchen area.
2. Smoke Detector: Required in sleeping area(s).
3. Windows: Window shall open to 5.7 square feet in bedrooms and not to exceed 44" off floor for egress from in case of fire. All windows require screens and storms.
4. Ceiling Heights: No less than 7-feet for all rooms.
5. Room Arrangement: No access to bedroom through bath or other bedroom.
6. Bedroom Size: Minimum 70 sq ft for 1 occupant & min 110 sq ft for 2 occupants
7. Lead Based Paint: no peeling paint allowed.
8. Handrails: Required for four (4) or more risers on stairs / steps.
9. Cleanliness: Condition of each unit, floor coverings and type used, walls, ceilings, and windows.
10. Electrical: Service size, wiring, proper fusing, no extension cords, two (2) outlets per room, proper switching, overhead lights ground fault circuit interrupters in kitchen and bathroom (only required in new construction).
11. Plumbing: Proper connections, adequate facilities and water pressure, proper venting of fixtures and no plastic water lines for potable water.
12. Gas Piping: Type used, flexible connections, gas valves--no aluminum or copper gas lines allowed.
13. Water Heaters: Proper pressure/temperature relief valve, blow down leg off pressure relief, proper chimney and combustion air.
14. Furnaces: Properly installed, combustion air, approved gas lines, gas shut off, safe chimney.
 - With the exception of direct vent appliances, units are prohibited from being located in bedrooms or bathrooms or in other confined space openings into such rooms.
15. Pest Infestation: Owner/occupant responsibilities.
16. Exterior Condition: Peeling paint, condition of soffit, fascia, walls, etc
17. Gutters: Rainwater drainage equipment to be maintained in good condition.
18. Garbage Can: One (1) 33-gallon garbage can required to be provided by owner. Unit number(s) need to be painted on cans for duplexes and multiples.
19. Off-Street Parking: For tenants (2 spaces per unit on private property).
20. Yard Condition: Grass when possible, no bare spots or holes in yard.
21. Accessory Buildings: Proper maintenance and condition.
22. Occupant's care and use of all supplied facilities.

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The following is a list of what the Housing Inspector will be looking for during inspections but is not all-inclusive:

1. Exterior condition of structure:

- x Foundation and walls
- x Windows, doors, storm/screen windows, and entries
- x Steps, handrails, and guardrail
- x Chimney and roof
- x Rainwater drainage equipment
- x Peeling paint

2. Condition of yard:

- x Grass & tree maintenance
- x Bare spots or holes in yard
- x Off-street parking for tenants
- x Garbage can

3. Condition of accessory structures (garages and sheds).

4. Interior condition of structure:

- x Weather-tightness of doors and windows
- x Avenues of egress in case of fire
- x Ceiling heights
- x Room arrangement
- x Peeling paint
- x Type fire extinguisher
- x Smoke detectors
- x Cleanliness of each unit
- x Condition of floor covering and type used
- x Condition of walls, ceilings, and windows
- x Handrails, guardrail, and stair trea

5. Basement or utility equipment areas:

- x Electrical: service size, wiring, proper fusing, number of outlets per room, proper switching, overhead lights, GFCI in kitchen and bathroom only required in new construction
- x Plumbing: proper connections, adequate facilities and water pressure, proper venting of fixtures, proper water lines
- x Gas Piping: type used, flexible connections, gas valves
- x Water heater installation: proper pressure/temperature relief valve, blow down leg off pressure relief, proper chimney and combustion air
- x Furnaces: properly installed, combustion air, approved gas lines, gas shut off, safe chimney

6. Evidence of pest infestation, and tenant/owner responsibilities.

7. Supplied facilities maintained:

- x Stoves and refrigerators
- x Connections available for appliances
- x Furnaces and water heaters
- x Storm/screen installation
- x Condition of flooring of kitchen/baths
- x Condition of stairways