



City of Luna Pier
 4357 Buckeye St., PO Box 375
 Luna Pier, Michigan 48157
 734-848-6495

Property Maintenance / Rental Inspection Form

Inspection Date: _____ Page: **1** of: _____

Property Information

Property Address: _____ Unit No: _____ of: _____ Tax ID: 5851

Owner Information

Owner Name: _____ Phone: _____ Mobile: _____

Email: _____

Local Agent: _____ Phone: _____ Mobile: _____

Email: _____

Occupant Information

Occupant Name: _____ Phone: _____ Mobile: _____

Email: _____ Date of Occupancy: _____

Item	1. Living Room	Code Section (if subsection not provided, entire section. applies)	Pass	Fail	N/A	Comment	Correction Approved
	Present	404.4 Area, Height, Light & Ventilation					
	Electric present	605.2 2 outlets present					
	Electrical Hazards	605.1 Safe/Covers					
	Door(s) condition	304.13,15 Good repair, weather, screens					
	Window(s) condition	304.13 Good repair, weather, screens					
	Ceiling condition	305.3 Good repair, no loose paint/cover					
	Wall condition	305.3 Good repair, no loose paint/cover					
	Floor condition	305.4 Structural sound, condition, no hazards					
	Lead-Based Paint	305.3 Free of deteriorated paint					

Item	2. Kitchen	Code Section (if subsection not provided, entire section. applies)	Pass	Fail	N/A	Comment	Correction Approved
	Present	404.4 Area, Height, Light & Ventilation					
	Electric present-GFI	605.2 2 outlets-GFI REQUIRED <6' from sink					
	Electrical Hazards	605.1 Safe/Covers					
	Light fixtures w/Globes	605.3 Required, maintained/safe					
	Window(s) condition	304.13 Good repair, weather, screens					
	Security-Doors & Windows	304.18 Lock/unlock on inside wo/key					
	Ceiling condition	305.3 Good repair, no loose paint/cover					
	Wall condition	305.3 Good repair, no loose paint/cover					
	Floor condition	305.4 Structural sound, condition, no hazards					
	Lead-Based Paint	305.3 Free of deteriorated paint					
	Sink, Water/Sewer	505, 506 Functioning, Hot & Cold, No leaks					
	Appliances	603 Functioning, Maintained, Vented, Safe					
	Food Preparation/storage	404.7 Suitable space, Storage/prepare/serve					

Item	3. Bathroom- Room ID: _____	Code Section (if subsection not provided, entire section. applies)	Pass	Fail	N/A	Comment	Correction Approved
	Present	404.4 Area, Height, Light & Ventilation					
	Electric present-GFI	605.2 1 outlet present-GFI REQUIRED					
	Electrical Hazards	605.1 Safe/Covers					
	Light fixtures w/Globes	605.3 Required, maintained/safe					
	Door(s) condition	305.6 Good repair					
	Privacy-Doors & Windows	503.1 Lock/unlock on inside wo/key					
	Window(s) condition	304.13 Good repair, weather, screens					
	Ventilation	403.2 Window or mechanical system to outside					
	Ceiling condition	305.3 Good repair, no loose paint/cover					
	Wall condition	305.3 Good repair, no loose paint/cover					
	Floor condition	305.4 Structural sound, condition, no hazards					
	Lead-Based Paint	305.3 Free of deteriorated paint					
	Water/Sewer	505, 506 Functioning, Hot & Cold, No leaks					
	Fixtures: Toilet	502, 504 Functioning, Maintained, Safe Sanitary					
	Lavatory						
	Shower/Tub						

Item	4. Bedroom - Room ID: _____	Code Section (if subsection not provided, entire section applies)	Pass	Fail	N/A	Comment	Correction Approved
	Present	404.4	Area, Height, Light & Ventilation				
	Electric present	605.2	2 outlets present				
	Electrical Hazards	605.1	Safe/Covers				
	Light fixtures w/Globes	605.3	Required, maintained/safe				
	Door(s) condition	305.6	Good repair, Maintained				
	Window(s) condition	304.13	Good repair, weather, screens				
	Security-Windows	304.18	Lock/unlock on inside wo/key				
	Ceiling condition	305.3	Good repair, no loose paint/cover				
	Wall condition	305.3	Good repair, no loose paint/cover				
	Floor condition	305.4	Structural sound, condition, no hazards				
	Lead-Based Paint	305.3	Free of deteriorated paint				
	Smoke Alarm	704.2,3,4	Each sleeping room, Maintained				
	Egress	702	Unobstructed egress/openings				

Item	5. Other Areas / Halls / Utility	Code Section (if subsection not provided, entire section applies)	Pass	Fail	N/A	Comment	Correction Approved
	Stairs/Walking Surfaces	305.4	Maintained, sound, good repair, safe				
	Handrail/Guards (required on ALL stairs >3 raisers)	305.5	Maintained, sound, good repair, safe				
	Ceiling condition	305.3	Good repair, no loose paint/cover				
	Wall condition	305.3	Good repair, no loose paint/cover				
	Floor condition	305.4	Structural sound, condition, no hazards				
	Smoke Alarm	704.2,3,4	Area of sleeping rooms & each level				
	Heating Equip. -Adequacy	602	Capable of maintaining min. 68 ⁰ F				
	Heating Equipment-Safety	603	Maintained, vented, Clearance/combust.				
	Water heater	603	Maintained, vented, Clearance/combust.				
	Electrical Sys./Equipment	604	Maintained, no hazards, labeled panel				
	Clothes Dyer vent	403.5	Metal vent to outside, per manufacturer				

Item	6. General Health & Safety	Code Section (if subsection not provided, entire section applies)	Pass	Fail	N/A	Comment	Correction Approved
	Security-Doors & Windows	304.18	Lock/unlock on inside wo/key				
	Egress/Path of Travel	702	Safe, continuous, unobstructed path				
	Light fixtures w/Globes	605.3	Required in Halls, stairs, laundry, utility				
	Rubbish/Garbage-Interior	308	No accumulation, storage/disposal				
	Pest/Infestation	309	No evidence insect/rodent infestation				

Item	7. Exterior - Building/Grounds	Code Section (if subsection not provided, entire section applies)	Pass	Fail	N/A	Comment	Correction Approved
	Address Displayed	304.4	Premises ID legible/visible from street				
	Exterior in good repair	304.2	Siding, paint, brick free of deterioration				
	Roof in good repair	304.7	Roofing/flashing sound, watertight				
	Gutters/Downspouts	304.7	in good repair, Free of obstruction				
	Chimneys/Stacks	304.11	In good repair, sound and safe				
	Foundation	304.5	In good repair, sound and safe				
	Porches/Decks/Stairs	304.10	In good repair, sound and safe				
	Handrails/Guards	304.12	In good repair, sound and safe				
	Sidewalks/Driveway	304.1	Maintained, safe				
	Unsafe Conditions	304.1.1	All structural elements maintained, Structurally sound for loads and Safe				
	Yard Maintained	302.4	Grass cut/No tall weeds				
	Rubbish/Garbage-Exterior	308	No accumulation, storage/disposal				
	Accessory Structures	302.7	Garage/shed/fence, sound/good repair				
	Swimming Pool	303	Maintained/48" Barrier/Gate				

Approved YES NO - Failed Re-inspection Required YES NO Date Re-inspected and Approved: _____

Inspection By: _____ Date: _____

ADDITIONAL ROOMS - Property Maintenance / Rental Inspection Form

Address: _____ Inspection Date: _____ Page: _____ of: _____

Item	8A. Bedroom - Room ID: _____	Code Section (if subsection not provided, entire section. applies)	Pass	Fail	N/A	Comment	Correction Approved
	Present	404.4 Area, Height, Light & Ventilation					
	Electric present	605.2 2 outlets present					
	Electrical Hazards	605.1 Safe/Covers					
	Light fixtures w/Globes	605.3 Required, maintained/safe					
	Door(s) condition	305.6 Good repair, Maintained					
	Window(s) condition	304.13 Good repair, weather, screens					
	Security-Windows	304.18 Lock/unlock on inside wo/key					
	Ceiling condition	305.3 Good repair, no loose paint/cover					
	Wall condition	305.3 Good repair, no loose paint/cover					
	Floor condition	305.4 Structural sound, condition, no hazards					
	Lead-Based Paint	305.3 Free of deteriorated paint					
	Smoke Alarm	704.2,3,4 Each sleeping room, Maintained					
	Egress	702 Unobstructed egress/openings					
Item	8B. Bedroom - Room ID: _____	Code Section (if subsection not provided, entire section. applies)	Pass	Fail	N/A	Comment	Correction Approved
	Present	404.4 Area, Height, Light & Ventilation					
	Electric present	605.2 2 outlets present					
	Electrical Hazards	605.1 Safe/Covers					
	Light fixtures w/Globes	605.3 Required, maintained/safe					
	Door(s) condition	305.6 Good repair, Maintained					
	Window(s) condition	304.13 Good repair, weather, screens					
	Security-Windows	304.18 Lock/unlock on inside wo/key					
	Ceiling condition	305.3 Good repair, no loose paint/cover					
	Wall condition	305.3 Good repair, no loose paint/cover					
	Floor condition	305.4 Structural sound, condition, no hazards					
	Lead-Based Paint	305.3 Free of deteriorated paint					
	Smoke Alarm	704.2,3,4 Each sleeping room, Maintained					
	Egress	702 Unobstructed egress/openings					
Item	8C. Bedroom - Room ID: _____	Code Section (if subsection not provided, entire section. applies)	Pass	Fail	N/A	Comment	Correction Approved
	Present	404.4 Area, Height, Light & Ventilation					
	Electric present	605.2 2 outlets present					
	Electrical Hazards	605.1 Safe/Covers					
	Light fixtures w/Globes	605.3 Required, maintained/safe					
	Door(s) condition	305.6 Good repair, Maintained					
	Window(s) condition	304.13 Good repair, weather, screens					
	Security-Windows	304.18 Lock/unlock on inside wo/key					
	Ceiling condition	305.3 Good repair, no loose paint/cover					
	Wall condition	305.3 Good repair, no loose paint/cover					
	Floor condition	305.4 Structural sound, condition, no hazards					
	Lead-Based Paint	305.3 Free of deteriorated paint					
	Smoke Alarm	704.2,3,4 Each sleeping room, Maintained					
	Egress	702 Unobstructed egress/openings					
Item	8D. Bathroom- Room ID: _____	Code Section (if subsection not provided, entire section. applies)	Pass	Fail	N/A	Comment	Correction Approved
	Present	404.4 Area, Height, Light & Ventilation					
	Electric present-GFI	605.2 1 outlet present-GFI REQUIRED					
	Electrical Hazards	605.1 Safe/Covers					
	Light fixtures w/Globes	605.3 Required, maintained/safe					
	Door(s) condition	305.6 Good repair					
	Privacy-Doors & Windows	503.1 Lock/unlock on inside wo/key					
	Window(s) condition	304.13 Good repair, weather, screens					
	Ventilation	403.2 Window or mechanical system to outside					
	Ceiling condition	305.3 Good repair, no loose paint/cover					
	Wall condition	305.3 Good repair, no loose paint/cover					
	Floor condition	305.4 Structural sound, condition, no hazards					
	Lead-Based Paint	305.3 Free of deteriorated paint					
	Water/Sewer	505, 506 Functioning, Hot & Cold, No leaks					
	Fixtures:	Toilet	502, 504	Functioning, Maintained, Safe Sanitary			
		Lavatory					
		Shower/Tub					