

Rental Property Inspection

110 W. Main Street Community Development Department
 Starkville MS 39759 (662) 323-2525 | permits@cityofstarkville.org



Inspector Name: _____

Inspection Date: _____

Inspection Address: _____

Unit Number: _____

Permit Number: _____

Exterior		Result	Comments
1.	Address - Posted and visible from the street.		
2.	Wood Surfaces – Must be protected from the elements with paint or other protective treatments.		
3.	Surfaces - Must be reasonably clean, free from holes, loose/rotting materials & maintained weatherproof.		
4.	Roof - Shingles, sheathing, drip edge, fascia, soffits & roof vents in sound condition & good repair.		
5.	Porches, Decks and Balconies - Decking, columns, skirting, stair stringers, riser & treads in sound condition & good repair.		
6.	Storage of Garbage - No exterior accumulation of any garbage or refuse, except in covered portable containers of rust-resistant metal, rubber, plastic or similar material.		
Kitchen			
1.	Kitchen Sink - Functioning properly, and connected to an approved hot and cold-water system and a sewage system.		
2.	Flow of Water - The minimum flow of hot or cold water issuing from a faucet or fixture shall be not less than one gallon per minute.		
3.	Oven and Range or Stove - Properly connected and in functioning condition.		
4.	Refrigerator - properly connected and in functioning condition.		
5.	Sanitary Surfaces, Preparation and Storage Areas - Countertops, food preparation surfaces, food storage pantries and cupboards shall be easily cleanable and free from holes, breaks or cracks that can leak.		

The rental property inspection checklist is derived from the cities adopted technical codes and rental house code but should not be considered comprehensive. The City's adopted technical codes and rental housing code shall control.

Electrical			
1.	Electrical Service and Lighting - Every rental housing unit shall have electrical service and lighting properly installed and maintained.		
2.	Outlets, Switches, and Light Fixtures - All indoor and outdoor outlets, switches, and light fixtures shall be operable and fully intact. Shall be properly installed and functioning.		
3.	Ground-Fault Circuit-Interrupters (GFCI) - All electrical outlets installed outside or in bathrooms and within six (6) feet of a water source shall be GFCI protected. ¹		
4.	Stairway and Hall Lights - Operable and in sound condition.		
General Items			
1.	Heating - Units shall have heating under the tenant's control, capable of safely heating all habitable rooms.		
2.	Unvented Combustion Heaters are Prohibited - Any unvented portable space heaters burning solid, liquid or gaseous fuels use is prohibited.		
3.	Windows - Weather stripping in place that prevents the entrance of the elements or vermin or excessive air escape or infiltration. Locking device properly installed and in sound condition.		
4.	Exterior Doors - Weather stripping in place that prevents the entrance of the elements or vermin or excessive air escape or infiltration. Locking device properly installed and in sound condition.		
5.	Interior Doors - Door hardware and door frames are capable of affording privacy to the occupants.		
6.	Interior Condition - Every floor, interior wall and ceiling, and all appurtenances thereto shall be kept in sound functional condition and free of holes, cracks or breaks.		
7.	Floor Coverings - Do not create a trip hazard at doors or stairs and is free of tears and loose material that may cause a hazard.		
8.	Guardrails and Enclosures - Stairways, balconies and porches higher than thirty (30) inches above the ground shall be protected by a guardrail and enclosure material in sound functional condition.		
9.	Smoke Detectors and Fire Extinguishers - Properly installed and maintained. Smoke detectors function properly.		
10.	Maintenance - Every rental housing unit interior and exterior shall be maintained in a condition which provides the occupants with protection from the elements, a safe and healthy living environment and housing free from deterioration or slum-like conditions.		

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¹ provided it can be installed without additional wiring to the main electrical service panel