

## Landlords: Are you ready for your inspection?

**Landlords are responsible to maintain rental units in compliance with city codes and laws. This list includes the most common violations/complaints at rental units in the City of Winona. This list is not all inclusive, but only the most frequently noted. Please “pre-inspect” your rental units prior to scheduled inspection and routinely during tenancy.**

- Fire extinguisher missing or not annually serviced. **Minimum size of 2A 10BC**
- Smoke detectors are required inside and outside of all bedrooms and on every floor and basement. Must be in working condition.
- Carbon monoxide detectors required to be installed outside of and not more than 10' from each separate sleeping area or bedroom
- Alarm report is current, if needed
- Backflow assemblies are current according to testing requirements
- Overloaded outlets or extension cords
- Exposed electrical wire
- Ground fault outlets (GFCI) missing or wired incorrectly in kitchens and bathrooms
- Cover plates on switches and outlets missing or broken
- Missing or broken screens and storm windows
- Windows and doors that do not open or close properly
- Deadbolts on all exterior doors
- Verify there are no obstructions to egress windows, must be a clear path
- Loose floor coverings
- Mechanical systems (furnace, water heater) are installed and working properly
- Check venting of gas appliances
- Verify proper dryer vent installation
- Handrails and guardrails missing or not securely attached
- Chimneys and exterior appendages are in good repair
- Is a chimney liner required?
- Complete installation of chimney cap needed?
- House numbers and owners' placard must be clearly visible
- Owner's placard must be up to date
- Exterior weather protection or paint missing or deteriorated
- General upkeep of exterior (rotted or missing siding or trim etc.)
- Foundation tight with no holes or cracks
- Peeling paint on interior or exterior
- Roof covering is in good repair
- Trash and recycling containers are present and stored in rear yard
- Junk on porches or in yards not allowed
- Upholstered furniture on open porches must be removed