



9180 Lexington Avenue
Lexington, MN 55014
Phone: (763) 784-2792
Fax: (763) 785-8951
www.ci.lexington.mn.us

RENTAL DWELLING LICENSING INSPECTION CHECKLIST

EXTERIOR

Yard Maintenance

- Grass cut to less than 6" high
- Trees and Shrubs trimmed and maintained

Driveways and Parking

- General condition
- All vehicles must be parked on a hard surface
- All vehicles must have current tabs and be operational

Accessory Buildings

- General condition

- Location

Refuse Storage

- Approved covered containers
- Containers not visible from street

Fences/Retaining Walls

- General condition

INTERIOR

Occupancy Separation

- Fire separation between units and between garage and residence

Security

- Locks on ground floor windows
- Exterior door locks (interior keyed deadbolts are prohibited)

Doors and Windows

- All bedrooms have two forms of egress
- Operational windows must have screens
- Operational windows lock if less than 12' from grade
- Exterior doors are solid core or insulated
- All doors operational
- All garage doors operational

Building Exterior

- Roof free from defects
- Siding free from defects
- Window free from defects
- Doors free from defects
- Foundation free of damage and defects
- Chimneys and vents free of visible signs of deterioration
- House numbers visible from street
- Gutters and downspouts direct water away from structure
- Fascia and soffits free from defects

Decks/Patios

- Decks 30" or higher have guardrails
- Decks with 3 or more steps have handrails
- Handrails and guardrails are secure

Walls

- Free of holes in walls
- Cracks or chipping
- Water damage

Flooring

- Free of cracks, holes, rips, etc
- Free of tripping hazards

Stairs

- Carpeting is secure
- Handrails on all stairways
- Must be illuminated

Tub/Shower

- Washable and water tight surface around tub and floor

Ceilings

- Water damage

Ventilation

- Bath fan installed and operable if no window

Electrical

- All outlets and switches have plates
- All wires concealed
- No extension cords used with appliances
- GFCI in appropriate locations

Smoke and CO Detectors

- Smoke Detectors are functioning on every floor and in every bedroom
- Carbon Monoxide detectors within 10 feet of every bedroom

Fire Extinguishers

- Fire extinguishers
- Inspected and tagged

Furnace/Air Conditioner

- Venting free of rust and fully operational
- 3' clearance from combustibles
- Adequate temperature

Water Heater

- Verify existence of relief valve
- Free of leaks

MULTI-UNIT**Fire Alarm**

- Current fire alarm testing results

Sprinkler System

- Current sprinkler system testing results

Fire Alarm Pull Station

- In appropriate location
- Operational

NOTE: This list includes the major items covered in an inspection but may not be totally inclusive of all items.

The Property owner or agent is responsible for notifying tenant at least 24 hours before an inspection.

Permits may be required to complete work
Contact the City of Lexington at 763-784-2792

Toilet

- Free of chips and cracks
- Properly secured to floor
- Sanitary condition
- Flushes correctly

Washer/Dryer

- Gas dryer shutoff valve
- Dryer metal ductwork to exterior
- Washer water shutoff valves

Dishwasher

- Permanently installed
- Clean and sanitary condition
- Seals in good working order

Sink/Wash Basin

- Free of chips and cracks
- Sink area water tight and washable surface
- Hot and cold water

Stove/Range/Oven

- All burners and oven elements operable
- Oven gasket in good condition
- Gas range must have shut of valve

Refrigerator

- Fully operational with secure gaskets

Food Storage/Preparation

- Cabinet doors and drawers with hardware
- Kitchen sanitary – no accumulate garbage

Exit signs

- In appropriate location
- Illuminated

Exiting and Emergency Doors

- Free of obstructions
- Emergency door latches completely