

City of Clewiston

RENTAL INSPECTION CHECKLIST

This checklist is to help a rental unit comply with Section 18 and the Minimum Property Standards of Sec. 18-204 of the City of Clewiston Code of Ordinances.

Most of the items below are items that consistently fail during our inspection. This checklist does not cover all possible situations incurred during an inspection. Please call (863-983-1474) for clarification or ask during the inspection.

General Requirements

- ☐ Exterior shall be kept painted, free of peeling, cracking or flaking.
- ☐ Address numbers (4" min) must be visible from the street in contrasting color.
- ☐ All porches, balconies, decks, stairways and stoops shall be structurally sound and in good repair.
- ☐ Landscaping must be in good condition and outside areas must be clean and free of any litter, trash, broken glass or other debris.
- ☐ Front and rear exterior doors must seal, lock and work properly.
- ☐ Windows (in habitable rooms) must open for egress and ventilation.
- ☐ Windows must have screens (dwellings without central a/c) stretched and fitted without rips or tears.
- ☐ Windows and doors must be weather tight & free of cracked/broken glass.
- ☐ All switches, receptacles (including G.F.I.) and light fixtures must have secured covers with no cracks.
- ☐ All walls and ceilings must be clean with no holes or large cracks.
- ☐ No exposed or frayed electrical wiring.
- ☐ No loose, peeling, chipped or cracked paint on interior surfaces.
- ☐ No evidence of roaches, mice, etc.
- ☐ Smoke detectors must be installed in each sleeping area and be operational.
- ☐ No plumbing leaks.
- ☐ Bathrooms must have a window that opens or a powered vent fan that is operational.
- ☐ Counter tops must be non-absorbent surfaces without cracks or fouling areas (no wall paper over counter tops).
- ☐ Appliances must be in place, clean and working properly at the time of inspection.
- ☐ All heating systems must be able to provide adequate heat to each room either directly or indirectly. If present, the air conditioning system must provide adequate cooling to each room.
- ☐ Power on at time of inspection.