

City of Rock Hill – Rental Inspection Report

Address: _____

Inspection Date: _____

Each unit you own and rent must meet these minimum safety standards. You must conduct your own inspection and sign the affidavit below before contacting Neighborhood Services. The completed checklist must be submitted BEFORE the unit is occupied as it is subject to an inspection by Neighborhood Services (Section10-607).

Yes	No	Code	Summary
		Exterior Structure	Maintained in good repair, structurally sound, and sanitary.
		Roofs and drainage	Are the roof, shingles, eaves, fascia, or soffits without damage? Are the gutters and downspouts free of blockages?
		Openable windows	Are the windows in workable condition?
		Doors, deadbolts	Do doors work properly? Do deadbolts have a keyless interior latch?
		Interior	Interior and equipment maintained in good repair, structurally sound, and sanitary.
		Interior surfaces	Are all walls, ceilings, and floors without damage or holes?
		Stairs and walking surfaces	Are all surfaces in good repair and in safe condition?
		Handrails and guards	Are handrails and guards provided where required, firmly fastened, and well maintained?
		Pest Elimination	Shall be kept free from insect and rodent infestation.
		Infestation	Is property free of rodent or insect infestation?
		Light/Ventilation	Habitable spaces require proper light, ventilation, and occupancy.
		Ventilation habitable spaces	Do habitable spaces have at least one window that can be opened to the outdoors?
		Plumbing facilities and fixtures	All occupied premises shall have potable water, adequate facilities, and properly functioning fixtures and equipment.
		Dwelling units	Is there a properly working tub/shower, lavatory, toilet, and kitchen sink?
		Water heating facilities	Is there a properly maintained water heating system which provides adequate hot water at every required sink, tub/shower, and laundry facility?
		Sanitary drainage system	Is the sanitary drainage system properly connected to the sewer system and free of leaks and clogs?
		Mechanical and Electrical	Properly installed and maintained systems.
		Heat supply	Is the heat supply capable of providing heat of at least 68° in all habitable rooms, bathrooms, and toilet rooms? THE USE OF FUEL-BURNING, UNVENTED SPACE HEATERS IS PROHIBITED
		Mechanical appliances	Is all mechanical equipment properly installed and maintained in safe working condition and capable of performing the intended function?
		Electrical equipment	Is electrical equipment, wiring, and appliances properly installed and maintained? Note: Flexible cords cannot be used for permanent wiring or run through doors, windows, cabinets, or concealed with walls, floors, or ceilings.
		Fire Safety	Provide and maintain adequate fire safety facilities and equipment
		Means of egress	Are all areas of egress safely maintained and unobstructed?
		Smoke alarms	Are smoke alarms provided in each area where required, in working order, and not past the manufacturer ten-year expiration date?
		Carbon monoxide	Are carbon monoxide alarms provided in the unit with a fuel burning appliance or an attached garage?

Inspection Certification

I, _____, certify under penalty of false statement, that I have inspected the unit at _____ as indicated on the checklist above, and that the information provided is true and correct to the best of my knowledge.

Signed this _____ day of _____, 20_____

Signature: _____ Circle one: **OWNER** **RESPONSIBLE AGENT**

Please call 803-325-2600 or email to rentalregistration@cityofrockhill.com when completed, or if you answered “No” to any items listed above. Before repairs are made, go to www.cityofrockhill.com/onlineservices to apply for the necessary permits.