

TOWN OF KILLINGLY

DEPARTMENT OF BUILDING & HOUSING INSPECTION

RENTAL UNIT INSPECTION RECORD



Property Address	Property Owner	Date	# of Units
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Check the box next to each item that is inspected and found to be in compliance:

UNIT -----	<input type="checkbox"/> 1. Premises -No infestation of insect or vermin, discarded household items, trash, debris. Accessory structures in good repair & free of toxic substances. Sec. 4-40 to 42	<input type="checkbox"/> 7. Stairway/handrail/guardrail In good condition, well secured, not loose or deteriorated. Sec. 4-51	<input type="checkbox"/> 13. Electrical – Panel identified breakers/fuses labeled-no excess wiring-devices in working order. Each dwelling has at least one 15 amp circuit-each room has 2 duplex receptacles. Habitable room lights controlled by switches. GFIs function properly and installed where outlets have been provided in bathrooms and kitchen counters and on exterior of dwelling. Sec. 4-62 to 64
	<input type="checkbox"/> 2. Food storage/Prep -Surfaces are in good condition and of sound construction. Equipment properly installed & maintained. Sec. 4-42 & 43	<input type="checkbox"/> 8. Roofs & drainpipes -In good repair & not leaking, leaders & drains secure & functioning and not creating a public nuisance. Sec. 4-52	<input type="checkbox"/> 14. Heating/hot water equipment Permanently installed and properly functioning and capable of heating dwelling unit. Sec. 4-65
	<input type="checkbox"/> 3. Means of Egress/ Security -Unobstructed path of travel, common area safe & sanitary. Doors & windows have functioning security devices. Bedroom egress not blocked by furniture. All door jambs have secure strike plates. Entry doors have deadbolts with thumb latch. Sec. 4-44,45	<input type="checkbox"/> 9. Chimney flues & venting -Maintained in good repair, free from observable defects and structurally sound & providing sufficient draft. Smoke tight & capable of withstanding action of flue gases. Sec. 4-53	<input type="checkbox"/> 15. Plumbing facilities -Properly maintained & installed-free of leaks, defects-adequate for permissible occupancy. Properly connected water closet, lav sink supplied by adequate hot & cold water under pressure w/ proper air gap & bathtub or shower & kitchen sink. Sec. 4-66 to 71
	<input type="checkbox"/> 4. Emergency escape -Unit has 2 means of egress to ground level. All sleeping rooms have 2 means of egress to the exterior. Sec. 4-46	<input type="checkbox"/> 10. Interior space use -All fixtures & facilities clean, free of defects. Habitable rooms sizes correct. No dwelling unit in cellar. Rooms for sleeping arranged so as not to pass thru other rooms used for sleeping. Access to exits shall not pass through bathrooms. Sec. 4-54 to 56	<input type="checkbox"/> 16. Water drainage -Premises graded, drained-free of standing water and maintained in a sanitary manner. Sec. 4-72
	<input type="checkbox"/> 5. Smoke/CO detectors -Smoke detectors working and properly placed & not connected to switched circuit. Sec. 4-48	<input type="checkbox"/> 11. Lighting & ventilation -All lights function with proper covers & no exposed wiring. All rooms have 1 window & proper ventilation. Common areas are lighted. Mechanical systems properly maintained. Sec. 4-57 to 59	<input type="checkbox"/> 17. Construction Maintenance –All openings maintained to prevent ingress or egress of rodents. All bathroom & kitchen floors impervious to water and easily cleaned & sanitary. Sec. 4-49 to 73
	<input type="checkbox"/> 6. Exterior surfaces -In good condition-no peeling paint, free of decay, cracks, holes-structurally sound, weather tight-free of loose material that may create a hazard. Sec.4-50	<input type="checkbox"/> 12. Windows, doors, screens -All windows & doors are in good repair w/o broken panes & are weather tight, easily opened and closed. All windows to outdoors have screens. Sec. 4-60,61	

The following items were found to be in violation of the Town of Killingly Rental Housing Standards Code and require correction. Violations shall be corrected in _____ days.

Section	Location	Description	Date Corrected

<input type="checkbox"/>	UNIT APPROVED FOR OCCUPANCY	DATE _____
_____ BUILDING OFFICIAL		
INSPECTION FEE \$25.00 CASH_____ CHECK_____ <input type="checkbox"/> ISSUED RENTAL OWNER'S PACKET		
Sec.4-82. Means of Appeal. A. Application for appeal. Any person directly affected by a decision of the Building Official or a notice or order other than a citation issued under this code shall have the right to appeal to the Board of Appeals, pursuant to Section 4-3 of the Killingly Code of Ordinances, provided that a written application for appeals is filed within 20 days after the day the decision, notice or order was served.		
NOTICE: A Town of Killingly Housing inspection does not include examination of anything not readily ascertainable by visual inspection. The report specifically does not cover the presence or absence of lead paint, asbestos, radon, urea formaldehyde foam, or any other toxic or potentially toxic substance. These inspections are performed as a public service and do not constitute any warranty or guarantee by the Town of Killingly, its agents, servants, and employees. Both the landowner and the tenant are responsible for a proper inspection of the premises prior to occupancy, and this certificate in no way should be substituted therefor.		

SAMPLE