



INSPECTION GUIDE for OWNERS

The Detroit Inspection Group inspectors conduct their inspections based upon the City of Detroit's Building/Rental Code (found in Section 8 of the Detroit Municipal Code).

We check all areas of the rental property (both inside and outside) and require access to every room. The inspections usually take between 20-45 minutes depending on the condition of the property.

Following the inspection, you will receive a detailed report which will have pictures and listed items (if any) which failed. The report will also advise what you need to do to correct a violation in order to pass the reinspection.

AREAS COVERED in the inspection include:

- Site and Grounds (garages, yard, fencing, driveways, walkways, utility meters, hazards, etc.)
- Exterior Building (paint, wood, windows, doors, siding, roofing, porches, etc.)
- Interior Building (paint, drywall, flooring, windows, doors, stairwells, smoke detectors, etc.)
- Interior Electrical (switches, light fixtures, outlets, wiring, GFCIs, etc)
- Interior Plumbing (hot & cold water, fixtures, drains, pipes, etc.)
- Interior Heating (furnace, ductwork, etc.)
- Water Heater/Appliances (water heater, owner supplied appliances, etc.)
- Emergency Violations

Some COMMON REASONS inspections fail:

- Paint both inside and outside (chipping, peeling, bubbling, cracked, worn to bare wood)
- Drywall damaged or not completely repaired
- Windows (rotted, don't open/close/lock as designed)
- GFCI outlets not installed where needed or don't work properly
- Smoke detectors chirping (due to worn batteries) or not installed where required
- Furnaces not properly installed or functioning
- Water fixtures not properly installed or damaged
- Water leaks or obstructions in pipes
- Lighting fixtures not working or damaged
- Doors damaged or not functioning as designed
- Exterior wood boards that are damaged or rotted
- Gutter and downspout systems damaged or improperly installed
- Property littered with debris/trash/construction debris/etc.
- Yards and bushes overgrown

***** NOTE ***** Your property does not have to be in "perfect" condition... but it does need to have everything working as designed and in a properly maintained condition. If it is damaged, worn, not functioning, or has missing parts... then it needs to be repaired or replaced.