VILLAGE OF ELK GROVE
PROPERTY MAINTENANCE DIVISION
RENTAL DWELLING INSPECTION CHECKLIST

EXTERIOR

Building Exteriors
- Buildings shall have address numbers (a minimum of 3' in height) placed in a position to be plainly legible and visible from the street or road
- Screens on all windows must be installed and free of holes between April 1st & December 1st
- Walls shall be free from holes, breaks and loose or rotting material
- Gutters and downspouts are in good condition and draining properly
- Exterior surfaces shall have protective treatment which protects it from the elements
- Lights shall be functioning and in good repair
- All apartment main entry doors shall self-close and automatically lock
- No graffiti or other vandalism

Driveways & Parking
- Driveways and aprons must be in good condition and free from holes, ruts or trip hazards
- (Multi-Tenant Only) parking spaces must have clear visible markings
- (Multi-Tenant Only) Handicap parking spaces must be striped and signed per state and local requirements
- Motor vehicles and tow-type vehicles must be parked on an approved surface

General
- All exterior outlets must be GFCI protected and installed with a weatherproof cover
- All premises shall be graded and maintained to prevent accumulation of stagnant water thereon

Accessory Structures
- All accessory structures including detached garages, fences and walls shall be maintained, structurally sound and in good repair

NOTE:
This list includes general items covered in an inspection, but is not all inclusive.

Garbage/Refuse Storage
- Containers must be free from garbage overflow and lids covered
- Dumpster enclosures must be maintained, structurally sound and in good condition
- Exterior grounds must be free from accumulation of rubbish or garbage
- No rodent harborage (ground feeding is prohibited)
- Containers must not be stored in the front yard

Decks/Patios/Sidewalks
- Balcony construction shall be in good condition and free from rotted material
- Hand and guard rails shall be firmly fastened
- Sidewalks, walkways and patios shall be kept in a state of proper repair