



What are the inspection fees?

There are no fees for the regular biennial inspection. A fee of \$75 per hour, or part thereof, will apply for each subsequent re-inspection because of noted violations.



Are there additional penalties?

Failure to comply with the program shall constitute a fourth degree misdemeanor punishable by a fine of not more than \$250 and/or possible imprisonment of not more than 30 days, or both, for each offense.



How can I find out more information?

For questions about the City of Centerville Residential Rental Inspection Program, please contact the Code Enforcement Department at 937-433-7151.

To download a complete copy of the governing ordinance or a full copy of the Centerville Property Maintenance Code, please visit our website at centervilleohio.gov.

Important Note:

This list contains commonly found violations. It is not intended to be a comprehensive list of all violations that could occur. If you have questions about a specific situation, please contact us at the number below or visit:

centervilleohio.gov



CODE ENFORCEMENT

- 100 W. Spring Valley Road
Centerville, OH 45458
- (937) 433-7151
- sheck@centervilleohio.gov
- centervilleohio.gov

*This brochure is for informational purposes only and is not a substitute for the Property Maintenance Code of the City of Centerville.

Code Enforcement

Residential Rental Property Inspection Checklist

An inspection checklist for residential rental property owners



centervilleohio.gov

Checklist

Reviewing your rental units for compliance with this list based on the Centerville Property Maintenance Code could save you from costly re-inspections. Rental units include apartments, condominiums and single-family homes for rent.

OUTSIDE

- Are the street numbers visible from the street and alley (4-inch high minimum)?
- Is the exterior (siding and/or paint) in good condition?
- Are all accessory structures (for example, a garage or shed) in good condition?
- Is the roof free of leaks?
- Are the steps, decks and landings in good condition?
- Do all balconies, porches or landings, 30 inches or greater above grade, have guardrails?
- Are all fences in good condition?
- Are all sidewalks and driveways in safe and sound condition?
- Are the gutters and/or downspouts in good condition and directing rainwater away from the structure?
- Is the foundation in good repair?
- Is the yard free of junk, trash and debris? No items stored outside that belong indoors?
- Is the property free of inoperable, junk or unlicensed vehicles?
- Are any swimming pools maintained in a sanitary condition?

THROUGHOUT THE DWELLING

Fire Safety

- Are smoke detectors located inside each bedroom and on every floor level of the structure?
- Are all combustible materials stored at least three feet away from sources of ignition?
- Are all exit signs properly illuminated?
- Are carbon monoxide detectors installed?

Doors

- Do exterior doors have deadbolt locks in working order?
- Are all exterior doors weather tight and in good working order?
- Are all storm or screen doors in good condition?

Windows

- Are all windows free of cracks?
- Are all windows weather tight and in good working condition (capable of remaining open without a means of support)?
- Do the windows have locks in good working order?
- Do the required operable windows have screens without rips, tears or holes?
- Does every sleeping area have an operable window?

Walls, Ceilings and Floors

- Are the walls and ceilings properly sealed, free from peeling paint and capable of being maintained in a sanitary condition?
- Is the carpet, ripped, torn or otherwise causing a tripping hazard?
- Are the floors structurally sound?
- Do all habitable rooms have ceilings at least seven feet in height?

Electrical System

- Does every habitable room have at least two separate and remote outlets?
- Are all cover plates for outlets, switches and junction boxes in place?
- Are all switches, outlets and electrical fixtures in good working order?
- Have you eliminated any extension cords running through doorways or under carpets?
- Is there adequate circuitry for the unit?

Mechanical

- Do all rooms, including bedrooms, have adequate heat (at least 65 degrees)?
- Are all combustion gases vented to the outside?
- Are clothes dryers properly vented?

Plumbing

- Do plumbing fixtures have adequate water pressure and do they operate properly?
- Do any supply or drain lines leak?
- Do all fixtures have proper traps to prevent the infiltration of harmful sewer gases?

Basement

- Are the steps and handrails in good condition?
- In order to be used as a sleeping area, does the space meet the requirements for finished walls and ceilings, ventilation, ceiling height, heating and egress?
- Do clean-out openings and floor drains have proper covers?

Bathroom

- Do any new/updated bathrooms have ground fault electrical outlets?
- Are all of the bathroom fixtures working properly?
- Is the floor able to be easily maintained in a clean, dry condition?
- Is there an operable window or adequate mechanical ventilation?

Miscellaneous

- Are passageways and stairways in buildings adequately lighted at all times?
- Are the appropriate number of people occupying the dwelling?