

City of Waukee
Rental Audit Inspection report
Apartment Building Inspection

Property Address: _____

Date: _____

Exterior Property Areas	code Section	Y	N	N/A	Comments
site free from debris, garbage, etc.	302.1				
adequate vegetation to prevent soil erosion	302.2				
sidewalks in good repair (less than 1-inch off-set trip hazard)	302.3				
parking lot (pavement in good condition, stall striped, lot lighting)	302.3				
are the correct number of handicap accessible stalls provided (8 foot space with 8 foot aisle striped and signed)	Iowa Code Chapter 321L				
No. of handicap stalls provided _____	Iowa Code Chapter 321L				
Is an accessible route provided from the handicap stall to building entrance (ramps provided)	Iowa Code Chapter 321L				
free of noxious weeds and vegetation less than 12- inches tall	302.4				
fences structurally sound and in good repair	302.7				
detached garage/shed structurally sound and in good	302.7				
play equipment/area in good repair	302.7				
site free of all inoperable or unlicensed motor vehicles	302.8				
site free of markings, carvings, and graffiti	302.9				
Rubbish and Garbage	Code Section	Y	N	N/A	Comments
area free from accumulation of rubbish and garbage	308.1				
leak-proof, covered, outside garbage containers provided	308.3.1				
Swimming Pools/ Spas	Code Section	Y	N	N/A	Comments
swimming pool in a clean, sanitary condition, and in good repair	303.1				
Exterior Structure	Code Section	Y	N	N/A	Comments
structural members sound and free from deterioration	304.4				
siding and masonry joints weather resistant and/or water tight	304.6				
walls anchored, plumb, no holes/cracks/breaks/deterioration	304.5				
roof/flashing in good repair and free from defects and deterioration	304.7				
trim and other decorative features anchored to walls	304.8				
floors in good repair and free from defects and deterioration	305.4				
decks/stairs/porches/etc. good repair with approved guards/hand rails anchored	304.10 304.12				
doors/windows/frames, etc. in good repair and painted/sealed	304.2				
windows/skylights/door frames weather resistant and water tight	304.13				
is address identification provided? (font 4" high and 0.5" wide)	304.3				
roof drains/gutters/downspouts in good repair and no obstructions	304.7				
windows easily operable	304.13.2				
doors and hardware in good condition	304.15				

Interior Structure	Code Section	Y	N	N/A	Comments
Is the interior structurally sound and in good repair	305.1				
are interior surfaces in good repair, including paint, plaster, wood, etc.	305.3				
stairs/ramps/landings/etc. structurally sound and good repair	305.4				
handrails and guards structurally sound and good repair	305.5				
interior doors in good repair and capable being opened	305.6				
Pest Elimination	Code Section	Y	N	N/A	Comments
is the area free of insect and rodent infestation?	309.1				
Light and Ventilation	Code Section	Y	N	N/A	Comments
common halls/stairways lighted all times with at least a 60-watt light bulb for each 200 sf and no more than 30 feet apart	402.2				
spaces, such as custodial closets, etc. have light for safe occupancy	402.3				
clothes dryer(s) vented to the outside	403.5				
plumbing, Heating and Electrical Systems	Code Section	Y	N	N/A	Comments
plumbing fixtures properly installed and in working order no leaks/defects, maintained in a safe/sanitary condition	504.1				
mechanical equipment properly installed and in working order	603.1				
mechanical room free of combustible trash/debris	603.3				
are the boilers operational and tested/tagged	603.1				
fuel-burning equipment and appliances vented to the outside	603.2				
electrical systems properly installed and in working order	604.1				
Elevator	Code Section	Y	N	N/A	Comments
at least one elevator operational and tested/tagged	606.2				
Fire Safety Requirements	Code Section	Y	N	N/A	Comments
safe/unobstructed path of travel provided to the public way	702.1				
aisles the required width and unobstructed	702.2				
are emergency escape openings maintained and free from bars, grilles, grates that are not removable/releasable from the inside	702.4				
fire-resist rated walls, fire stops maintained in good condition	703.1				
fire/smoke barrier doors operable and not obstructed	703.2				
automatic sprinkler system operational and tested/ tagged	704.1.1				
smoke alarms installed on each story (including basement)	704.2				
Carbon Monoxide Alarms- between attached garages and sleeping areas; between fuel burning appliances and sleeping areas on same floor HARD WIRED	IBC 2015 915				

Contact Information

Owner

Name: _____

Address: _____

Phone: _____

Email : _____