

- Is all mechanical equipment installed and maintained in a safe working condition and capable of performing the intended function? Is all fuel-burning equipment properly connected to an approved chimney or vent?
- Are all exterior surfaces protected from the elements by painting or other protective treatments? Are all windows and doors in good condition; no cracks, broken glass or holes? Are gutters and downspouts in good repair and free from obstructions?
- Is every window operational from inside the room without the use of keys or tools?
- Is there improper storage of combustible materials and chemicals near hot water heaters or mechanical systems?
- Are working smoke detectors installed in each sleeping room, outside each separate sleeping area and each story within the dwelling unit including basement?
- Is there a Type ABC fire extinguisher located in the kitchen?
- Are there any conditions that would cause a threat to health, safety or welfare of the occupant?
- Are there any obstructions in the path of travel from any point in the unit out to the public way?
- Do all habitable rooms have adequate light, ventilation, minimum floor space, minimum ceiling height and adequate emergency escape openings?
- Is the grass kept under ten (10) inches. Is the yard maintained free from weeds?
- Are there any signs of insect or rodent infestation?



## RENTAL INSPECTION GUIDE

Useful information to help you through the rental inspection process

For more information or to schedule an inspection please contact North Kansas City Community Development Department at 816.274.6006.



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## Why do I need a rental dwelling inspection?

The North Kansas City Municipal Code requires Rental Dwelling Inspections. The inspections are performed in order to safeguard public health, safety and welfare of the tenants and their families and to preserve and enhance property values and quality of life.

## When is an inspection required?

An inspection is required whenever the unit is being rented to a new tenant. No rental dwelling unit is required to be inspected more than once a year.

The owner or owner's managing agent is responsible for contacting the Community Development Department to request an inspection at least twenty-four (24) hours in advance of the day the inspection is to be performed.

## Who needs an inspection?

Every dwelling unit for lease or rent such as single family home, apartment, townhome or multiple dwelling units located in the City of North Kansas City.

## How much do inspections cost?

The City does not charge for rental dwelling unit inspections.

## What do I do if a deficiency is found during the inspection?

Any issues that are found not to be in compliance will be indicated on the Dwelling Inspection Report at the time of inspection. After the corrections have been made the owner or manager will contact the city to schedule an inspection.

## What is my tenant's responsibility?

It is the tenant's responsibility to maintain their unit in a sanitary condition and prevent overcrowding.

An owner/tenant lease agreement may assign responsibility to the tenant. The lease agreement is a private document between the owner and tenant and is not the responsibility of the city.

It is the owners responsibility to ensure their property is habitable, maintained and in safe condition.

## Can a tenant file a complaint with the City?

The tenant should contact the owner or managing agent when they have maintenance issues. A tenant may contact the city with health and life safety issues if after the owner or managing agent does not address their concerns. The city will investigate to determine if a deficiency exists.

## What does the inspector look for?

The inspector performs an assessment of the buildings structure and systems.

The inspector also looks for other items such as:

- Is the dwelling clean and free of trash and fit for human occupancy?
- Does anything endanger life or health, offensive to the senses or obstructs the reasonable use of property?
- Are ground-fault circuit-interrupters installed? Is the electrical system and service panel installed and maintained in good working condition?
- Are all plumbing fixtures free of obstructions, leaks and defects and properly connected to public water system or public sewer system?