

## CITY OF GOOD THUNDER

### RESIDENTIAL RENTAL INSPECTION

#### Fee Schedule

##### LICENSE APPLICATION FEE

Payable to City of Good Thunder

\$ 25.00

##### INSPECTION FEES

Payable to Minnesota Valley Action Council

SINGLE FAMILY \$ 75.00

DUPLEX \$ 75.00/unit

##### MULTI-FAMILY

First 2 units \$ 75.00 each

3<sup>rd</sup> Unit and each unit

Thereafter \$ 50.00/unit

RE-INSPECTION FEE \$ 25.00

## CITY OF GOOD THUNDER

130 Ewing Street

P.O. Box 97

Good Thunder, MN 56037

Phone: 507-278-3730

Fax: 507-278-4871

E-mail: [cherylct@hickorytech.net](mailto:cherylct@hickorytech.net)

WEBSITE

[www.goodthunder.govoffice2.com](http://www.goodthunder.govoffice2.com)

### CITY RESIDENTIAL RENTAL HOUSING INSPECTOR

Judd Schultz

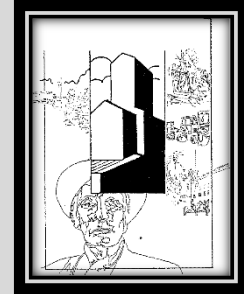
Minnesota Valley Action Council

[www.mnvac.org](http://www.mnvac.org)

For Inspections Call:

507-345-2401

To Set Up An Appointment



## Residential Rental Inspection Program

The focus of the Residential Rental Inspection Program is to provide minimum standards in providing safeguards to protect life, health, property, and public welfare of the citizens of Good Thunder by regulating the use, occupancy, location, and upkeep of all residential rental property, buildings, and structures within the limits of the City of Good Thunder.

Information provided in this brochure is intended to serve as a summary of standards that will be addressed by the Rental Inspector during a residential rental inspection. It is not an all-inclusive list.

**CITY OF GOOD THUNDER**  
**130 Ewing Street**  
**P.O. Box 97**  
**Good Thunder, MN 56037**

## OUTDOORS and YARD SPACE

- Yards must be properly graded and drained free of standing water
- Yard cover consistent with community standards
- Grass and weeds cut and kept at 6" or less
- Public access sidewalks must be shoveled
- No litter or debris of any kind
- Retaining walls in good repair/appearance

## BUILDING EXTERIOR

### FOUNDATION

- Structurally sound and free from holes and gaps (leak free)
- Waterproof with proper grading
- Rodent proof

### EXTERIOR WALLS

- Soffit and fascia in good repair
- Siding is weather tight and in tact

### ROOF

- Structurally sound and water tight (leak free)
- No loose or missing shingles
- Properly attached gutters and downspouts

### STAIRS/STEPS

- Properly maintained
- Evenly spaced and securely attached
- Handrails if 4 or more risers on attached stairs

### CHIMNEY

- Tuck pointing and mortar in good repair
- Flue liner in good repair

### PAINT

- Wood surfaces weather protected
- No peeling, chipping, chalking, flaking, etc.

### STAIRWAYS/PORCH/BALCONY

- Structurally sound and in good, safe condition
- Guardrails/stair railing shall not have a sphere 4 in. in diameter to pass through

### LIGHTING

- Adequate exterior door lighting provided

### DOORS/WINDOWS

- Safe, functioning locks
- Screens, storm doors, and storm doors provided

## ACCESSORY STRUCTURES

- Structurally sound and in good repair, exterior surfaces weather protected, secured with locks
- Parking only on approved parking surfaces
- Fences well maintained, wood surfaces weather protected

## BUILDING/UNIT INTERIOR

### WALLS and CEILINGS

- Free from water damage, minimum height 7'6"

### FLOORS

- Structurally sound, no holes or cracks
- Floor covering secured, no tripping hazards

### DOORS

- Open, close and latch freely/easily
- Secure (fits frame) with proper hardware
- Weather tight and rodent proof
- Single cylinder deadbolt lock
- Storm/screen door in good condition
- Open, close and latch freely/easily
- Weather tight with no broken or cracked glass
- Operable windows must have screens
- Storm windows required exc. on double pane glass
- Window frame must be free of cracked, chipped, peeling, chalking or flaking paint and caulk

### HALLWAYS and LANDINGS

- Clear pathway, handrails securely attached
- Continuous guardrails required on open sides of landings/stairways 30" or more above grade

### SLEEPING ROOMS

- Not less than 70 sq. ft. with a 7' minimum width
- Proper egress or door open to the outside
- Proper light and ventilation
- Working smoke detector in each sleeping room
- Carbon Monoxide detector within 10' of all sleeping rooms

### BATHROOM

- Hot (120°) and cold running water
- Tub/shower in good repair, caulking intact
- Washbasin in good repair, caulking intact
- Properly installed, functioning toilet

### KITCHEN

- Hot (120 degrees) and cold running water
- Kitchen sink must be properly connected to sanitary sewer
- Cabinets and countertops in good repair and furnished with surfaces that are easily cleaned
- Supplied or provided appliances must be in good working condition and must be connected properly with approved fittings/connectors

### FURNACE

- Heating facility properly installed and maintained
- NO temporary heating devices to be used as a primary heating source

## MISCELLANEOUS

- Extension cords not to be used as permanent wiring
- Cover plates on all outlets/switches/junction boxes
- Dwelling must have one room not less than 150 sq. ft. of floor area. All other rooms, except the Kitchen shall not have less than 70 sq. ft. of floor area
- Water heater free of leaks and rust and properly vented
- Smoke detectors in every bedroom and on every floor
- Carbon Monoxide detectors within 10' of each bedroom
- Combustible materials stored properly
- Vehicles parked on the property must be operable and licensed
- Dumpster(s) located in appropriate area
- Garbage/recycling in proper containers, lids closed, not overflowing and compost contained
- All foundation drains must be disconnected from the sanitary sewer

## MULTI UNIT DWELLINGS

If a building contains two or more dwelling units, it falls under this category

- All units must be kept clean and sanitary
- The owner shall provide for either separate meters or a method of division of utility billings for water, electric, gas, and cable TV
- Effective lighting must be provided and maintained for all walkways and parking areas
- Ice and snow removal provided on sidewalks and parking areas
- Parking area and driveways in good condition
- Garbage and recycling in proper containers, lids closed, not overflowing
- Dumpster(s) (if applicable) located in appropriate areas
- Yard(s) must be maintained in good condition
- Emergency Contact List available and up to date

