

APPENDIX J

Rental readiness & *habitability*.

REQUIRED BY MICHIGAN LAW OR CODE

- ☐ Smoke detectors on every level & in each bedroom; hardwired with battery backup in new construction
- ☐ Two means of egress from each sleeping area
- ☐ Working heat capable of maintaining 68°F throughout
- ☐ All outlets and switches functional; GFCI where required
- ☐ Functional locks on all exterior doors
- ☐ Truth in Renting notice provided
- ☐ Carbon monoxide detectors near sleeping areas
- ☐ Hot water meeting temperature requirements
- ☐ All plumbing fixtures operational, no leaks
- ☐ No exposed wiring, no double-tapped breakers
- ☐ Lead-based paint disclosure (pre-1978 homes)
- ☐ Property registered with local rental licensing authority

PRE-TENANT INSPECTION

- ☐ All appliances tested
- ☐ Water heater operating, temperature set at 120°F
- ☐ No visible pests
- ☐ Lawn maintained, walkways clear
- ☐ HVAC service record (annual)
- ☐ All windows open, close, lock
- ☐ Gutters clean, downspouts away from foundation

DOCUMENTATION READY

- ☐ Move-in condition report with photos
- ☐ Security deposit accounted for, held per Michigan law
- ☐ Utility transfer arranged
- ☐ Lease agreement signed
- ☐ Inventory of appliances and serial numbers
- ☐ Tenant contact info and emergency contacts on file