



**VILLAGE OF ISLANDIA**  
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**PRE-RENTAL AND ANNUAL INSPECTION GUIDELINES**

The following information is provided as a general guide to what the Building Inspector and Code Enforcement Officer will look for when conducting an initial inspection of your rental unit. While this is not a complete list, it does offer the most common conditions which would result in a failed inspection.

- Rental Permit is required for house (rental unit).
- The previous tenant/owner and their belongings must be out of the unit.
- The utilities (water, oil, gas, electric) must be turned on.
- Plumbing, heating, and electrical systems must be in safe working order. A leak under the sink or an exposed electrical outlet would result in a failed inspection.
- The unit must be broom clean and ready for occupancy.
- The kitchen must have a clean, washable, food preparation area of adequate size for the family.
- There must be a clean, working stove and refrigerator (regardless of who is supplying the refrigerator).
- Bathrooms must have privacy locks.
- The bathroom must have a window that can be opened or a properly installed exhaust fan.
- The floors in the kitchen and bathroom must be of an easily washable and waterproof material.
- Bedrooms require complete doors that close/open properly and a private entrance.
- Minimum size for a bedroom is 80 sq. ft. Minimum horizontal 7'6" in length.
- The living room and each bedroom must have adequate light, ventilation and adequate space for the intended number of occupants.
- Cracking or peeling paint will fail the unit. When the unit is rented to a new family, the unit **must** be freshly painted.
- In addition to meeting fire egress requirements, windows must not be broken, must fit properly, have locks and be operable. All windows **must** have screens.
- There must be at least one working smoke detector on each floor of the rental unit and one inside and outside of each bedroom.
- There must be at least one working carbon monoxide detector on each level.
- The front door and any other entry doors must fit properly and lock securely.
- The exterior of the dwelling must be in good condition. No peeling paint.
- Missing sections of siding and/or shingles, open cesspools, unstable porches, decks, accessory buildings, or any condition creating a health and safety hazard will result in a failed inspection.
- Garbage and debris must be removed from the property.
- Only one unregistered motor vehicle will be permitted on the property provided that it is fitted with a car cover. The only registered vehicles permitted on the property are those vehicles that are registered to the person(s) on the lease.
- Stairs exceeding three steps require a handrail.
- Basement (cellar) living quarters will fail because windows do not provide adequate, light, ventilation or secondary means of egress in case of fire or other emergency. Sleeping is not permitted in basements.
- Oil line from tank to oil burner must follow outside wall and be encased in concrete.
- Swimming pools, decks, etc., should be properly fenced in accordance with the NYS Building Code and must have proper Village of Islandia Certificate of Occupancy.
- The entire property, Accessory structures, including garage(s) **must** be available for the tenant's use only. The landlord **must** remove all of his/her belongings from the property (interior and exterior) prior to the move-in inspection except for equipment necessary to maintain the property (i.e. lawn mower, snow blower, etc.). Any items present at the initial inspection, must be maintained and/or repaired throughout the lease term.