



VILLAGE OF ISLANDIA
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Following information is provided as a general guide to what the Inspector 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.

PRE-RENTAL AND ANNUAL INSPECTION GUIDELINES

- Rental Permit is required for house or 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 and a window that can be opened or a properly installed exhaust fan
- The floors in Kitchen and Bathroom must be of an easily washable and waterproof material
- A 5lb up to date ABC Fire Extinguisher must be on premises
- Bedrooms require complete doors that open/close properly and a private entrance
- Bedroom minimum size is 80 sq ft - minimum height 7' 6"
- Living Room and each Bedroom must have adequate light, ventilation & adequate space for intended number of occupants
- Cracking or peeling paint will fail the unit. New paint **MUST** be provided to a new tenant.
- In addition to meeting fire egress requirements, windows must have locks, be operable and not broken, must fit properly and must have screens
- There must be at least one working carbon monoxide detector on each level
- There must be at least one working smoke detector on each floor of the rental unit and one inside & outside each bedroom
- The front door and any other entry door must fit properly and lock securely
- The exterior of the dwelling must be in good condition with 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 registered to the person(s) on the lease.
- Stairs exceeding three (3) steps require a handrail
- Basement (Cellar) living quarters will fail because windows do not provide adequate light, ventilation or secondary means of egress in the event 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 with compliance to NYS Building Code and must have proper Certificate of Occupancy from the Village of Islandia
- The entire property, accessory structures (including garages) **must** be available for tenant's use only. The landlord **must** remove all personal belongings from the property (interior and exterior) prior to the rental inspection except for equipment necessary to maintain the property; ie: lawn mower, snow thrower, etc. Any items present at the initial inspection must be maintained and/or repaired throughout the lease term.

****The Village of Islandia reserves the right to conduct an inspection, if necessary, to satisfy any questions or concerns**