



RESIDENTIAL RENTAL INSPECTION PROGRAM

TOWN OF DAUPHIN ISLAND

251-861-5525

EMAIL: TSHEFFIELD@TOWNOFDAUPHINISLAND.ORG

OWNER NAME: \_\_\_\_\_

RENTAL PROPERTY : \_\_\_\_\_

AGENT: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_



PHONE: \_\_\_\_\_

C=COMPLIANT

NC=NON-COMPLIANT

NA=NOT APPLICABLE

CODE	INTERIOR INSPECTION	C	NC	NA	NOTES
704.2	<b>SMOKE DETECTORS</b> (CO2 IF GAS HOME)				
	Working properly				
	Installed on every floor				
	Installed in every sleeping room				
305.4 305.5	<b>FIRE EXTINGUISHERS ABC</b>				
	Installed in kitchen/every floor				
	Emergency contact info posted				
305.4 305.5	<b>STAIRS</b>				
	Handrails installed and secure OR				
	Guardrails installed where required				
702.4	<b>EMERGENCY RESCUE OPENINGS</b>				
	Required windows are operable				
	required doors are operable				
309.1	<b>PEST CONTROL</b>				
	<b>ELECTRICAL</b>				
	Electrical panels have covers				
605.1 604.3	No open wiring				
	<b>Elevators</b>				
606.1	Yearly certification				
	<b>EXTERIOR INSPECTIONS</b>	C	NC	NA	NOTES
304.1	<b>BALCONIES AND DECKS</b>				
	secured properly				
	adequate support				
303.1	<b>SWIMMING POOLS</b>				
	Proper gates / guards installed				
	required alarms at exterior doors				
304.12	<b>STAIRS</b>				
	Adequate support				
	Handrails properly secured				

304.4	<b>FOUNDATIONS</b>				
	Adequate support for pile structures				
	Adequate connectors installed				
	example: straps				
304.8	<b>ROOF</b>				
304.3	<b>911 ADDRESSING</b>				
	5 Inch numbers on street side				
	APPROVED FOR RENTAL INSPECTION CERTIFICATE				
	REINSPECTION REQUIRED				
<hr/>					<b>INSPECTOR</b>
<hr/>					
<b>DATE</b>					

**HOLD HARMLESS AND INDEMNIFICATION AGREEMENT**

This Hold Harmless and Indemnification Agreement (this “Agreement”) is entered into on this the \_\_\_\_\_ day of \_\_\_\_\_, 2023, by and between \_\_\_\_\_, who owns the property located at \_\_\_\_\_, and the Town of Dauphin Island, Alabama, a municipal corporation, sometimes referred to in this Agreement as the “Parties”.

**RECITALS**

WHEREAS, \_\_\_\_\_ owns the real property located at \_\_\_\_\_; and

WHEREAS, \_\_\_\_\_ desires to rent the home located at \_\_\_\_\_; and

WHEREAS, the home owner has agreed to participate in the Town’s Rental Inspection Program. Further, that the home owner agrees to execute a Residential Rental Inspection Checklist as provided by the Town;

WHEREAS, the home owner agrees to verify the accuracy and validity of Owner’s compliance with the check list requirements for the inspection of the interior and exterior of the home owner’s property as described above.

NOW, THEREFORE, in consideration of the foregoing and the mutual and dependent covenants and consideration hereinafter set forth, the parties agree as follows:

1. Hold Harmless and Indemnification. In consideration for the Town approving the rental of owner’s home located at \_\_\_\_\_ Owner, \_\_\_\_\_ agrees to defend, indemnify, and hold harmless the Town and its agenda, servants, elected officials, and employees from any and all losses or causes of action, suits, proceedings, judgments, costs, or damages (including, without limitation, reasonable attorneys’ fees and costs) that may arise, including those for property damage and personal injury, including injuries to employees of the Town arising as a result of the rental of home owner’s property located at \_\_\_\_\_, including claims made by any third parties resulting from the rental of said property.

2. Notice of Accident or Incident. Owner \_\_\_\_\_, agrees that in the event of any accident or incident resulting from the rental of said property, that Owner \_\_\_\_\_, will immediately notify the Town of Dauphin Island of said incident.

3. Entire Agreement. The terms and conditions contained in this agreement constitute the entire agreement among the Parties relating to the subject matter hereof and shall supersede all previous agreements and communications between the Parties with respect to the subject matter of this Agreement. No Party has entered into this Agreement in reliance upon any representation, warranty, covenant, or undertaking of any other Party that is not set out or referred to in this Agreement.

4. Counterparts. This Agreement may be executed in any number of counterparts and may be executed by electronic means. All counterparts shall collectively constitute one and the same Agreement.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on the day and year first written.

PROPERTY OWNER:

\_\_\_\_\_  
Name of Property Owner

TOWN OF DAUPHIN ISLAND,  
ALABAMA, a municipal corporation

By: \_\_\_\_\_  
JEFF COLLIER, Mayor

ATTEST:

\_\_\_\_\_  
City Clerk