

## GENERAL HOUSING INSPECTIONS LIST

When applying for a housing inspection, the following most common housing inspection violations.

- Remove exterior or interior trash & debris from property
- Repair/replace sidewalks, walkway, steps or driveway to avoid tripping hazards
- Remove high growth of grass and weeds
- Repair/replace exterior exhaust vent covers
- Accessory structure (i.e. garages, fences, walls, etc.) must be maintained structurally sound and in good repair
- Remove sources of standing water
- Swimming pool must be maintained in clean and sanitary condition and in good repair
- Motor vehicles may not be in a state of major disassembly or disrepair
- Exterior wood surfaces must be protected from the elements and free from decay
- Scrape and paint any peeling, chipping or flaking paint
- Repair/replace missing or broken siding or shingles
- Scrape and reglaze windows
- Repair broken window glass
- Scrape and paint any rusted or corroded metal surfaces
- Dwelling must have address numbers and unit identification numbers visible from street
- Foundation walls must be plumb and free from open cracks and breaks
- Exterior walls shall be free from holes, loose or rotting materials
- Structural members must be maintained free from deterioration
- Roofs and flashing must be free from defects
- Gutters and downspouts must be in good repair and free from obstructions
- Steps, stairways, decks and balconies shall be maintained structurally sound and in good repair
- Exterior and interior steps with three (3) or more risers require a graspable handrail
- Guard rails are required with a drop of 30 or more inches
- Chimneys must be maintained structurally sound and in good repair
- Windows must open easily and be held in open position by the window hardware
- Operable windows must have tight fitting screens free from holes
- Exterior doors must be maintained in good condition and may not have key latch to exit dwelling
- Interior surfaces must be free from defects including chipping, flaking paint
- Doors must fit reasonably well within its frame, be free from defects and open and close easily

- If evidence of insect or rodent infestations exists – proof must be provided of proper extermination
- Bedrooms must have two (2) means of egress (i.e. 1 door & 1 window)
- Bathrooms and toilet rooms must be equipped with at least one (1) window or an approved mechanical ventilation system discharged appropriately to the outdoors
- Plumbing fixtures must be properly installed and maintained in a sanitary, working order and be free from defects
- Water heaters must be properly installed and capable of providing an adequate amount of water at a temperature not less than 120 degrees
- Water heaters must have manufacturers approved discharge pipe – between 2-6” from floor
- Drainage of roofs and other drainage sources must not be discharged in a manner that creates a public nuisance or within 8’ of a neighboring property
- Heating supply must be properly installed and maintained in a safe working condition
- All fuel burning appliances and equipment shall be clear of combustible material
- All electrical equipment, appliances and wiring must be properly installed and maintained in a safe approved manner
- Work completed on/in dwelling without obtaining appropriate permits will require permits be obtained and final inspections completed
- Appliances must be plugged into grounded outlet
- GFCI outlets required by kitchen sink, utility sinks, bathrooms, sump pumps and exterior property

#### **FIRE ALARMS AND EXTINGUISHERS**

- Each level of a dwelling shall have an approved 10 year sealed battery smoke detector mounted according to manufacturer’s directions. In dwellings and units in which hard wired smoke alarms exist the system must remain hardwired
- An approved 10 year sealed battery smoke alarm must be installed in each bedroom & 1 within 10 feet of every bedroom. A carbon monoxide (CO) must be installed outside each bedroom area within 10’
- Fire extinguisher required – no smaller than 2A10BC, mounted with original hardware – within 10’ of kitchen – on a way to escape route – not higher than 5’ from floor – must be visible, not blocked by furniture or door