

RENTAL INSPECTION – ABANDONED REGISTRATION CHECKLIST 2013

Reference International Property Maintenance Codes. This list is not all inclusive of what may need to be addressed from inspections.

Exterior Property Areas – Building Inspection -

Maintained Vacant Structures - need to be clean, safe, secure and sanitary.

Maintained Sanitation – exterior property and premises need to be clean, safe and sanitary.

Grading and Drainage – must prevent erosion of the soil and accumulation of stagnant water.

Sidewalks and Driveways – must be kept in a proper state of repair.

Weeds – must to be kept controlled or removed.

Rodent Harborage – must be prevented by proper property maintenance.

Infestation – must be properly exterminated by approved processes not injurious to human health.

Extermination – will be the responsibility of the owner prior to renting or leasing any dwelling.

Exhaust Vents – can not create a nuisance or discharge to a neighbor's property.

Accessory or Exterior Structures – must be maintained structurally stable, sanitary and in good repair.

Motor Vehicles – need to be properly licensed and operable.

Defacement of Property – must be repaired by the owner.

Swimming Pools – need to be properly maintained.

Enclosures - shall be provided as barriers per state codes.

Exterior Surfaces – need to be of approved material, properly installed and maintained.

Site Addresses – must be (4”) in minimum height and clearly visible.

Exterior Structural Members – must be capable of supporting imposed loads.

Foundation Walls – need to have maintained plumbing, free of cracks and be secure.

Exterior Walls – must be free of holes, cracks, loose material and weatherproofed.

Roofs and Drainage – need to be properly maintained and not discharge unto neighbors.

Decorative Features – need to be properly maintained.

Overhang Extensions – (such as canopies, marquees, signs...) need to be properly fastened and maintained.

Deck and Porch Stairways – must be structurally sound and be maintained.

Chimneys or Towers – must be structurally sound and be maintained.

Buildings – must be secured for occupant's safety.

Windows, Skylights and Doors – (entry doors) must be provided with a deadbolt lock –

(windows) must be provided with sash locking devices must be kept in good condition.

Glazing – must be free of cracks and holes.

Operable Windows – need to open easily, be held in position by hardware and must be provided with a screen to prevent insects from entering.

Basement Hatchways – need to be properly secured, equipped to prevent unauthorized entry and maintained.

Basement Windows – (that open) – must have protection from rodent entry.

Interior Structure Areas – Building Inspection -

Interior Structure – needs to be in a sanitary condition.

Internal Structural Members – must be structurally stable and capable of supporting imposed loads.

Interior Surfaces – (including windows and doors) must be free of peeling, chipping, flaking or abraded paint also free of cracked or loose plaster, decayed wood and any other defective surface conditions.

Stairs or Walking Surfaces – (including landings, decks, balconies and ramps) need to be in sound condition.

Handrails and Guards – must be provided at every interior flight of stairs having (4) or more risers on one side and every open portion of stairs, ramps, landings, porch or balcony (30) inches above floor or grade. (Handrails) must not be less than (30) inches or more than (42) inches from nosing or finished floor. (Guards) must not be less than (30) inches from finished floor.

(Handrails and Guards) must be firmly fastened and capable of supporting imposed loads.

Interior Doors – need to fit well within their frame and be capable of being opened and closed by being properly and securely attached to jambs or tracks per manufacturer's specifications.

Rubbish and Garbage – must be in approved containers, storage and removal shall be the owners responsibility.

Refrigerators – must not be abandoned or discarded without removal of doors.

Smoke Detectors – must be provided on each floor with battery backup (a five year battery is required)

Building Inspection – Lights, Illumination and Ventilation –

Every Habitable Space – must have one window facing outdoors, totally 8% of the habitable floor space. (Every Habitable Space) needs to have one window that will open 45% of all glazed area unless ventilated from adjoining space.

All Interior Spaces – must be provided with natural or artificial light to permit maintenance of sanitary condition and safe occupancy.

Every Bathroom or Toilet Room – must be provided with means of ventilation either by a window that will open or by mechanical means ducted to the exterior.

Clothes Dryer Exhaust – needs to be independent of other systems and exhausted per manufacturer's instructions.

Building Inspection – Occupancy Limitations –

Habitable Rooms – must not be less than (7) feet in width.

Kitchens – need to have a clear passage way between countertops and appliances of not less than (3ft.) must also contain suitable space and equipment to store, prepare and serve foods in a sanitary manner.

Ceiling Heights- (in habitable space) must be (7) feet – (sloped ceilings) must be less than (1/3).

Living Rooms – need to be at least (120) square feet.

Bedrooms – need to be at least (70) square feet, have a separate access (not thru another bedroom).

Bathrooms – accesses must not be through another bedroom.

Kitchens and In-habitable Areas – must not be used for sleeping.

Mechanical Inspection – Heating Facilities –

Dwelling Heating – must be capable of (68 degrees) in all habitable rooms.

Mechanical Appliances – must be properly installed and maintained.

Clearances to Combustibles – need to be maintained.

Safety Controls – must be in effective safe operation.

Combustion Air – must be properly provided for safe operation.

Energy Conservation Devices – must be specifically approved.

Duct Systems – must be capable of performing the required function.

Electrical Inspection – Electrical Facilities –

Every Occupied Space – must be provided with an electrical system in compliance with NFPA70. (NFPA) is the National Fire Protection Association – develops, publishes and disseminates consensus codes and standards intended to minimize the possibility and effects of fire and other risks.

Electrical Service – will be based on size and usage as determined by the State of Michigan Electrical Code as adopted.

Electrical System Hazards – Must be eliminated.

Electrical Equipment – need to be installed and maintained in a safe and approved manner.

Every Habitable Space – must have at least two separate and remote receptacle outlets.

Every Kitchen, Laundry and Bathroom – areas shall have GFCI receptacles. (GFCI) is a Ground Fault Circuit Interrupter that has a greater safety level of reducing the risk of electric shock and is more sensitive and acts faster than a circuit breaker or fuse.

Every Interior Stairway, Toilet Room, Kitchen, Laundry Room and Furnace Room – needs to have at least one luminaire.

Plumbing Inspection – Facilities and Fixtures –

Dwelling Units – need to contain a bathtub or shower, lavatory, water closet and kitchen sink in a sanitary, safe working condition. (A kitchen sink shall not substitute for a lavatory).

Toilet Rooms – need to be provided with a lockable door opening into a hall or other space.

Plumbing Fixtures – must be maintained in safe, sanitary working order, free from obstructions, leaks or defects and capable of functioning as designed, properly connected to an approved water system or connected to an approved sewage disposal system.

Plumbing fixtures must be maintained free of contamination with water inlets located above the flood level rim.

Fixtures – clearances shall be adequate for usage.

Plumbing Hazards – must be addressed.

Faucets and Hose Bibs – need to be protected with approved vacuum breakers where hose attachment occurs.

Water Supply – must be adequate to enable proper and safe operation, free of leaks and defects.

Water Heating Facilities – shall be properly installed.

Gas Fired Appliances – must not be located in any bathroom, toilet room or habitable space.

Plumbing Stack, Vent, Waste and Sewer Line – must be properly maintained.

Storm Drainage – must not create a public nuisance.