

Inspection List

Exterior

1 Foundation	The foundation, exterior walls and roof shall be substantially watertight and weathertight as can be determined from a ground-level inspection, and protected against rodents, and shall be kept in sound condition and repair. The foundation elements shall adequately support the building at all points.
2 Exterior Walls	Every exterior wall shall be maintained in a sound condition of repair and shall be free of any other condition which admits rain or excessive dampness to the interior portions of the building. All exterior surface materials must be treated, painted in a workmanlike manner, or otherwise maintained in a sound condition.
3 Roof	Roofs shall be adequate to prevent rainwater from causing excessive dampness in the walls. All cornices, rustications, quoins, moldings, belt courses, lintels, sills, oriel windows, pediments, gutters and similar projections shall be kept in good repair and free from defects which make them hazardous and dangerous.
4 Windows	Every window shall be fully supplied with window panes which are without dangerous cracks or holes. Every window sash shall be in good condition and fit reasonably tight within its frame. Every window, other than a fixed window, shall be capable of being easily opened and shall be held in position by window hardware and shall be equipped with window screens. Every window shall be constructed and maintained in such relation to the adjacent wall construction as to completely exclude rain and excessive dampness substantially to exclude wind from entering the dwelling.
5 Doors	Every door, door hinge and door latch shall be in functional condition. Knobs and/or handles shall be properly installed on all doors. Every door, when closed, shall fit reasonably well within its frame. All sliding doors shall have guides to prevent falling out of track. Every exterior door guide and frame shall be constructed and maintained in such relation to the adjacent wall construction as to completely exclude rain and excessive dampness substantially to exclude wind from entering the dwelling.
6 Hatchways	Every basement hatchway and window shall be so constructed, screened or maintained as to prevent the entrance of rodents, insects, rain and surface drainage water into the building.
7 Exterior Appurtenances	Exterior appurtenances, including but not limited to screens, awnings, trellises, television antennae, chimneys, storm windows, gutters, eaves, storm doors, fences, and retaining walls shall be installed in a safe and secure manner, and shall be maintained in good repair and must meet the requirements of all other portions of the city's code.
8 Stairways and Porches	Every stairway outside of the building or dwelling and every porch shall be kept in safe condition and sound repair. Every flight of stairs and every porch floor shall be free of deterioration. Every stairwell and every flight of stairs which is four (4) or more risers high and every porch which is four (4) or more risers high shall have handrails or railings located on one (1) side of same. Every rail and balustrade shall be firmly fastened and maintained in good condition. No flight of stairs shall have settled or have pulled away from supporting or adjacent structures so as to create a safety hazard. No flight of stairs shall have rotting, loose or deteriorating stress supports. The treads and risers of every flight of stairs shall be uniform in width and height. Every porch shall have a ground safe floor. No porch shall have rotting, loose or deteriorating supports.
9 Driveway	Driveways shall be maintained in good repair and free of safety hazards. Cracks in concrete or asphalt surfaces causing a vertical off-set in excess of one (1) inch in sidewalks and two (2) inches in driveways and patios shall be repaired or replaced so as to prevent accident or injury.
10 Sidewalk	Sidewalks shall be maintained in good repair and free of safety hazards. Cracks in concrete or asphalt surfaces causing a vertical off-set in excess of one (1) inch in sidewalks and two (2) inches in driveways and patios shall be repaired or replaced so as to prevent accident or injury.
11 Patio	Patios shall be maintained in good repair and free of safety hazards. Cracks in concrete or asphalt surfaces causing a vertical off-set in excess of one (1) inch in sidewalks and two (2) inches in driveways and patios shall be repaired or replaced so as to prevent accident or injury.
12 Yard	All areas which are not covered by lawn or vegetation shall be treated to prevent dust or the blowing or scattering of dust particles into the air. All trees, bushes or vegetation located on private property which overhang a public thoroughfare shall be properly trimmed to a minimum underclearance of six (6) feet to avoid obstruction of the view and movements of vehicles and pedestrians. Hazardous live or dead trees and shrubs shall be promptly removed or trimmed to remove the hazard.
13 Infestation	Each building and dwelling and all exterior appurtenances on the premises shall be adequately protected against insects, rats, mice, entrance of insects, rats, mice, termites and other infestation. Building defects which permit the entrance of insects, rats, mice, termites and other infestation shall be corrected by the owner.

14 Fence	All fencing (except agricultural fencing), including gates, shall be maintained in sound condition free of damage, breaks or missing structural members. Areas that are leaning, buckling, sagging or deteriorating shall be repaired or replaced with materials compatible with the undamaged portions of the fence. If it is decided that the damaged sections of fence are to be removed, creating gaps in the fence, then the entire run of fence along that property line shall be removed in its entirety. Where fencing has been previously painted and there are areas of chipping, peeling, scaling or missing paint greater than twenty-five (25) per cent of the fence surface, then such surface shall be repainted or stripped of all paint and given a water-resistant coating if necessary.
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Interior

15 Interior cellars	In every rented or leased dwelling unit, cellars, basements and crawl spaces shall be maintained reasonably free from dampness to prevent conditions conducive to decay or deterioration of the structure.
16 Interior structural members	The supporting structural members of every rented or leased dwelling unit shall be maintained structurally sound, showing no evidence of deterioration which would render them incapable of carrying the imposed loads in accordance with the provisions of the building code.
17 Interior stairs	All interior stairs of every rented or leased dwelling unit shall be maintained in sound condition and good repair by replacing treads and risers that evidence excessive wear or are broken, warped or loose. Every inside stair shall be so constructed and maintained as to be safe to use and capable of supporting a load as required by the provisions of the building code.
18 Interior handrails	Every inside staircase or stairway in a rented or leased dwelling unit consisting of five (5) or more steps shall be equipped with a handrail which shall be kept in sound condition and good repair.
19 Bathroom and kitchen floors	Every toilet, bathroom and kitchen floor surface in a rented or leased dwelling unit shall be constructed and maintained with a material approved for the location and maintained so as to permit such floor to be easily kept in a clean and sanitary condition.
20 Interior sanitation	The interior of every rented or leased dwelling or dwelling unit shall be maintained in a clean and sanitary condition free from any accumulation of rubbish or garbage as specified in this division. Trash, garbage and other refuse shall be properly kept inside temporary storage facilities as required in the solid waste collection disposal ordinance of the grandview code of laws.
21 Interior insect and rodent harborage.	Rented or leased dwellings or dwelling units shall be kept free from insect and rodent infestation, and where insects or rodents are found, they shall be promptly exterminated by acceptable processes which will not be injurious to human health, as specified in this division. After extermination, proper precautions shall be taken to prevent reinfestation.
22 Interior walls, ceilings and floors.	Every rented or leased dwelling or dwelling unit floor, interior wall and ceiling shall be kept in sound condition and good repair, and constructed of a building material recognized for that purpose.
23 Toilet	Every dwelling unit, except as otherwise permitted by subsection (3) of this section shall contain a room, separate from the other habitable rooms of the dwelling unit, which affords privacy to a person within such room, and which is equipped with a flush toilet and a lavatory basin: provided that, such lavatory basin may be located outside such room if it is convenient to such room.
24 Bathtub or shower	Every dwelling unit, except as otherwise permitted by subsection (3) of this section shall contain a room, separate from the other habitable rooms of the dwelling unit, which affords privacy to a person within such room and which is equipped with a bathtub or shower.
25 Kitchen sink	Every dwelling unit and every rooming house which has a portion thereof exclusively or primarily used for cooking by tenants or occupants thereof, shall contain a kitchen sink in good working condition and properly connected to an approved water and sewer system.
26 Stove and refrigerator	Every dwelling unit and each rooming house which has a portion thereof exclusively or primarily used for cooking by tenants or occupants thereof shall contain proper and safe connections for the installation of a stove and refrigerator.
27 Shelf and storage space for food	Every room which is used partially or exclusively for cooking shall contain adequate shelf and storage space for the preparation and storage of food.
28 Interior water and sewer system	Every kitchen sink, lavatory basin, bathtub or shower and toilet required under the provisions of this article shall be properly connected to either a public water and sewer system or to an approved private water and sewer system. All sinks, lavatories, bathtubs and showers shall be supplied with hot and cold running water.
29 Interior water heating facilities	Every rented or leased dwelling unit shall be supplied with water heating facilities which are installed in an approved manner, properly maintained, and properly connected with hot water lines to the fixtures required to be supplied with hot water under the provisions of this article. Water heating facilities shall be capable of heating water to such a temperature as to permit an adequate amount of water to be drawn at every required kitchen sink, lavatory basin, bathtub, shower, and laundry facility or other similar units, at a temperature of not less than one hundred thirty (130) degrees fahrenheit at any time needed.

30	Interior heating facilities	Every rented or leased dwelling unit shall be served with heating facilities which are installed in an approved manner, are maintained in safe and good working condition, and are capable of safely and adequately heating all habitable rooms, bathrooms, and toilet rooms located therein to a temperature of at least sixty-eight (68) degrees fahrenheit at a distance of three (3) feet above floor level, under ordinary winter conditions.
31	Interior trash storage facilities	Every rented or leased dwelling unit shall be supplied with adequate trash storage facilities whose type and location are in accordance with the solid waste collection and disposal ordinance of the grandview code of laws.
32	Interior garbage storage or disposal facilities	Every rented or leased dwelling or dwelling unit shall be supplied with a garbage disposal facility which meets the city standards, which may be any adequate mechanical garbage disposal unit (mechanical sink grinder) in each dwelling unit for the use of the occupants of each dwelling unit, or an approved garbage can or cans or approved garbage bags.
33	Interior functioning and maintenance of facilities and equipment.	Every supplied facility, piece of equipment, or utility which is required under this article shall be so constructed and installed that it will function safely and effectively and shall be maintained in satisfactory working condition.
34	Interior plumbing systems and fixtures	In rented or leased dwelling units, water lines, plumbing fixtures, vents, drains, plumbing stack and waste and sewer lines shall be properly installed, connected and maintained in working order and shall be kept free from obstructions, leaks and defects and capable of performing the function for which they are designed. All repairs and installations shall be made in accordance with the provisions of the building code or plumbing code of the city.
35	Interior heating equipment	Every rented or leased residential space heating, cooking, and water heating device located in a rented or leased dwelling unit shall be properly installed, connected and maintained, and shall be capable of performing the function for which it was designed in accordance with the provisions of the building code.
36	Interior ceiling heights— Minimum	At least one-half of the floor area of each habitable room of each rented or leased dwelling unit shall have a ceiling height of six and one-half (6½) feet or more; and the floor area of that part of any room where the ceiling height is five (5) feet or less, shall not be deemed as part of the floor area in computing the total area of that room for the purposes of
37	Interior ceiling heights— Public halls and stairways	Every public hall or stairway in a rooming house or multiple family dwelling shall have a minimum vertical clearance of six (6) feet six (6) inches at all places; provided that the director may waive this requirement if the construction of the dwelling is such as to make this requirement impractical. Where a waiver is granted, the owner or operator shall post a written warning of low clearance, which shall be easily visible, and which shall be approved by the director.
38	Interior required space in dwelling units	Every rented or leased dwelling unit shall contain one hundred fifty (150) square feet, or more, of floor space for the first occupant thereof and at least one hundred (100) square feet of additional floor space for each additional occupant thereof. The floor space shall be calculated on the basis of total habitable room area: Provided that, an infant under the age of twelve (12) months shall not be deemed an occupant for the purposes of this section. This section is not applicable to rooming houses.
39	Interior occupancy of dwelling units below grade	No rented or leased dwelling unit partially below grade shall be used for living purposes unless: Floors and walls are watertight; total window area, total openable area and ceiling height are in accordance with this article, provided that, this provision can be waived by the director; required minimum window area of every habitable room is entirely above the grade of the ground adjoining such window area, provided this provision can be waived by the director; and no basement or cellar, or part thereof, shall be used or leased for human occupancy or habitation if subject to flooding. For the purposes of this article, a basement or cellar shall be deemed to be subject to flooding if at any time there has been more than one-inch of water over the floor, and if the condition or conditions which caused the flooding to occur have not been subsequently corrected.
40	Interior natural light in habitable rooms	Every habitable room shall have at least one (1) window of approved size facing directly to the outdoors or to a court or other methods and devices that will provide the equivalent minimum performance requirements. The minimum total window area, measured between stops, for every habitable room shall be ten (10) percent of the floor area of such room. In a basement or cellar a three (3) square foot window area shall be deemed sufficient. Whenever walls or other portions of a structure face a window of any room and such obstructions are located less than three (3) feet from the window and extend to a level above that of the ceiling of the room, such a window shall not be deemed to face directly to the outdoors nor to a court, and shall not be included as contributing to the required minimum total window area for the room. In the application of this article the standard for light for all habitable rooms shall be based on two hundred fifty (250) footcandles of illumination on the vertical plane adjacent to the exterior of the light transmitting device and shall be adequate to provide an average illumination of six (6) footcandles over the area of the room at a height of thirty (30) inches above the floor level.

41	Interior light in nonhabitable work space	Every laundry, furnace room, and all similar nonhabitable work spaces located in a rented or leased dwelling unit shall have one (1) supplied electric light fixture available at all times.
42	Interior light in common halls and stairways	Every common hall and inside stairway in every rented or leased dwelling, other than one-family and two-family dwellings, shall be adequately lighted at all times with an illumination of at least five (5) candlepower per square foot in the darkest portion of the normally traveled stairs and passageways.
43	Interior electrical outlets required	Every rented or leased dwelling shall be serviced by electricity. Further, every electrical outlet and fixture, and all electrical wiring required by this section shall be properly installed, maintained in good and safe working condition, and shall be connected to the source of electricity in a safe manner. Every electrical outlet and fixture shall be installed, maintained and connected to the source of electric power in accordance with the provisions of the building code or electrical code of the city. For the purposes of this section, a two (2) plug electric convenience outlet shall be deemed to be a single outlet. Every dwelling, unless otherwise specified, shall be electrically equipped as follows: (1) Every habitable room shall contain two (2) or more wall-type electric convenience outlets or one or more wall-type electric convenience outlets and one (1) electric ceiling or wall light fixture. (2) Every toilet room, bathroom, laundry room, and furnace room shall contain one or more ceiling or wall-type electric light fixtures. (3) Every public hall, public stairway, basement and porch in a rooming house or apartment house shall contain sufficient ceiling or wall-type electric light fixtures to comply with section 6-61.09(y). (4) A separate electrical circuit shall be required for every eight (8) electrical convenience outlets for alterations, repairs and additions. (5) In dwellings utilizing electric heat and/or an electric cooling unit in which the source of heat is wholly or partially operated by a centrally located electrical unit, a separate electrical circuit will be required for each device. (6) A separate electrical circuit shall be required for each electrical range or stove or two hundred twenty (220) volt air conditioner which is operated in a dwelling unit. All required GFCI outlets must be functional.
44	Correction of interior defective electric system	Where it is found, in the opinion of the director, that the electrical system in a rented or leased dwelling constitutes a hazard to the occupants of the building by reason of inadequate service, improper fusing, insufficient outlets, improper wiring or installation, deterioration or damage, it shall be corrected to eliminate the hazard.
45	Adequate interior ventilation	Every room in every rented or leased dwelling shall have at least one (1) window which can be easily opened or such other device as will adequately ventilate the room. The total openable window area in every room shall be equal to at least forty-five (45) percent of the minimum window area size required in section 6-61.09(w), except that no openable window shall be required in bathrooms or toilet compartments equipped with an approved ventilation system.
46	Interior ventilation and light in bathroom and toilet	Every bathroom and toilet compartment in every rented or leased dwelling unit shall comply with the light and ventilation requirements for habitable rooms as required by section 6-61.09(w) and 6-61.09(bb) except that no window shall be required in bathrooms or toilet compartments equipped with an approved ventilation system. The director may waive this requirement if the construction or use of the dwelling is such as to make this requirement impractical.
47	Interior storage of flammable liquids prohibited.	No rented or leased dwelling, dwelling unit or rooming unit shall be located within a building containing any establishment handling, dispensing or storing flammable liquids with a flash point of one hundred ten (110) degrees fahrenheit or lower.
48	Interior cooking and heating equipment	All cooking and heating equipment, components, and accessories in every heating, cooking and water heating device shall be maintained free from leaks and obstructions, and kept functioning properly so as to be free from fire, health, and accident hazards. All installations and repairs shall be made in accordance with the provisions of the building code or other laws or ordinances of the city applicable thereto.
49	Extermination of interior pests	Generally. Buildings shall be kept free from insect and rodent infestation, and where insects or rodents are found, they shall be promptly exterminated by acceptable processes which will not be injurious to human health. After extermination, proper precautions shall be taken to prevent reinfestation. Every owner of a dwelling or apartment shall be responsible for the extermination of insects, rodents, vermin or other pests whenever infestation exists in two (2) or more of the dwelling units or in the shared or public parts of the structure. The occupant of a dwelling unit in a dwelling or apartment shall be responsible for such extermination within the unit occupied by him whenever his dwelling unit is the only unit in the building that is infested.
50	Smoke Detectors	It shall be the responsibility of the owner or designee landlord of every rental or leased dwelling unit, apartment or room (occupied or vacant) to maintain an operable smoke alarm where sleeping rooms are located. Smoke detectors must be replaced every ten (10) years.
51	Interior Paint	Interior paint must be well maintained. No deteriorated paint conditions may exists including, peeling, chipping, crazing, flaking, adgrading, chalking, or cracking.

52	Mold	Property shall be free of mold. Proper cleaning or removal of any mold will be required.
53	Carbon Monoxide Detector	All dwellings with gas appliances and/or an attached garage must have a carbon monoxide detector.
Other		
54	Accessory Structures	Accessory structures shall not obstruct light and air of doors and windows of any building or dwelling unit, or obstruct a safe means of access to any dwelling unit, or create fire and safety hazards, or provide rat or insect harborage. Accessory structures shall be securely anchored.
55	Egress	(a) General egress. Every building and dwelling unit shall have a safe and unobstructed means of egress leading to safe and open space outside at the ground level. Passage through such exit shall not lead through any other building or dwelling unit. (b) Structures with two and one-half or more stories. All buildings or habitable structures of two and one-half (2½) or more stories with dwelling units occupying the higher story shall be provided with two (2) separate usable unobstructed means of egress for each dwelling unit located above the second story. Dwellings with basement bedrooms should have adequate sized windows for escape from the building.

* The International Building Code may be referenced in addition to the above definitions.

* The above list is inclusive but not exhaustive. The building official or their representative may require specify additional items be corrected that are not detailed above.