

# ABANDONED OR FORECLOSED RESIDENTIAL PROPERTY INSPECTION REPORT

## TYPE: BUILDING

Rental Property Address \_\_\_\_\_

Permit # \_\_\_\_\_ Inspector \_\_\_\_\_

Inspection Date \_\_\_\_\_ Approved Date \_\_\_\_\_

### EXTERIOR:

- PM – 301.3 All vacant structures shall be maintained in a clean, safe, secure and sanitary condition so as not to cause a blighting problem or adversely effect public health and safety.
- PM - 302.2 All premises shall be graded and maintained to prevent erosion of soil and accumulation of stagnant water.
- PM - 302.3 All sidewalks, walkways and driveways shall be kept in a proper state of repair and maintained free from hazardous conditions.
- PM - 302.4 All premises shall be kept free of weeds in excess of 8 inches.
- PM - 302.7 All accessory structures shall be maintained in good repair, including fences, walls, etc.
- PM - 302.8 No motor vehicle shall be parked or stored that is in a major state of disassembly or disrepair.
- PM - 303.1 Swimming pools shall be maintained in a clean and sanitary condition and in good condition.
- PM - 304.1 Exterior structure shall be maintained and structurally sound.
- PM - 304.2 All painted surfaces must be maintained.
- PM - 304.3 Street numbers shall be readable from street minimum height of 4”.
- PM - 304.5 All foundation walls shall be free from cracks, breaks and holes.
- PM - 304.7 Flashing, roof drains, gutters and down spouts shall be maintained and in good condition and free from obstructions.
- PM - 304.9 All overhangs, canopies, etc. must be maintained and securely anchored.
- PM - 304.10 Every stair, ramp, deck, porch, etc. shall be maintained, structurally sound and have proper guard/handrails. See M.R.C. – 311.5 & 311.5.8
- PM - 304.11 All chimneys, stacks, etc. shall be maintained and structurally sound.
- PM - 304.13 Every window and door shall be kept in sound condition, good repair and weather tight.
- PM - 304.15 Exterior doors and hardware must be maintained in good condition and egress doors shall be readily openable from the side of which egress is to be made without the use of a key or special knowledge or effort.
- PM – 311.4.4
- PM - 304.16 Basement hatches or windows and crawl space access covers and vents shall be weather tight and protected against entry of rodents.
- PM - 307.2 Rubbish and garbage must be kept in approved containers.
- PM - 308.1 All structures and premises must be kept free from insect and / or rodent infestation.
- ZONING  
ORDINANCE  
120  
SEC. 62.63 Recreation vehicles shall be owned by the occupant of the property and stored inside of a garage or in a non-required side yard or rear yard on a hard surface.

Building – continued

**INTERIOR:**

- PM - 305.1 Interior premises and equipment shall be kept in good repair, safe and a sanitary condition.
- PM - 305.2 All structural members, maintained and structurally sound.
- PM - 305.3 Interior surfaces maintained and free from peeling and flaking, etc.
- PM - 305.4 & 305.5 All stairs, hand and guardrails maintain and firmly fastened.
- PM - 402.2 All common halls and stairs lit at all times. Minimum 60 watt bulb for each 200 sq. ft. of floor area.
- PM - 402.3 All other spaces shall be provided with natural or artificial light.
- PM - 403.1 Every habitable space shall have at least one operable window equal to at least 45% of the minimum required glazing.
- PM - 403.2 Ventilation of bathroom and toilet rooms by window or mechanically vented to exterior (Not attic).
- PM - 403.3 Cooking not permitted in any rooming unit or dormitory.
- PM - 403.5 Gas and Electric clothes dryers are to be vented per manufacturers instructions directly to the exterior with rigid or flexible aluminum vent.
- PM - 404.1 Dwelling units, rooming units, etc. need to provide privacy from adjoining spaces.
- PM - 404.2 Minimum room width of seven (7) feet in any dimension.
- PM - 404.3 Minimum ceiling height of seven (7) feet for minimum  $\frac{1}{3}$  of area.
- PM - 404.4.1 Bedrooms are to be minimum 70 square feet or 50 square feet per person.
- PM - 404.4.3 Every bedroom is to have access to one water closet and lavatory without passing through another bedroom.
- PM - 404.4.4 Kitchens and uninhabitable spaces shall not be used for sleeping.
- PM - 404.5 The number of persons occupying a dwelling unit shall not create conditions that endanger the life, health, safety or welfare of the occupants.
- PM - 404.7 Food preparation spaces shall contain suitable space for food preparation and equipment.

**TYPE: ELECTRICAL**

- PM - 605.1 Install missing receptacle covers, switch covers and box covers.  
-Install bonding cable on water meter.  
-Exposed wiring not allowed (i.e. Fastened to underside of floor joists.)  
-All splices shall be inside junction boxes. Open splices not allowed.  
-Knob & tube wiring must be removed when easily accessible.
- PM - 604.3 At least two (2) entrances and/or exits shall be illuminated by exterior lights controlled by switches readily accessible.
- PM - 604.3 Living room requires one receptacle on each wall and a wall-switch-controlled light or receptacle.
- PM - 604.3 Kitchen requires wall-switch-controlled light and a separate appliance circuit supplying three (3) grounding type duplex receptacles. Two (2) of these

receptacles shall be readily accessible and spaced for portable appliances. New circuits shall be 20 ampere capacity. (G.F.C.I. Protection shall not be used as a substitute for grounding) All receptacles within 6 feet of the water's edge are required to be G.F.C.I protected.

- PM - 604.3 Bathrooms require wall-switch-controlled light and a minimum of one G.F.C.I. protected receptacle separate from a light fixture. All receptacles required to be G.F.C.I. protected.
- PM - 604.3 Habitable rooms require wall-switch-controlled lights or receptacles and a minimum of two (2) additional duplex receptacles equally spaced around the room.
- PM - 604.3 Basement requires minimum of one (1) lighting outlet. All enclosed areas shall require an additional lighting outlet.
- PM - 605.2 Laundry areas shall have illumination and a 20 ampere grounding-type duplex receptacle on separate circuit if new. All other receptacles within 6 feet of water's edge are required to be G.F.C.I protected.
- PM - 604.3 Heating equipment requiring electricity shall be provided on a separate circuit. A disconnect switch shall be provided on or adjacent to the equipment.
- PM - 605.3 Stairwells require wall-switch-controlled lights at head and foot of stair connecting finished portions of dwellings.
- PM - 604.2 Service and feeder to an existing dwelling shall be a minimum of three-wire, single phase electrical service having a rating not less than 60 amperes. Service equipment shall be dead front with no live parts exposed. All plug type fuses shall be Type 'S'. Exception: A properly installed 55 ampere, three-wire service with feeders of 30 ampere, two-wire are acceptable if adequate for the load being served.
- PM - 604.3 Extensions to existing circuits made with flexible cord wiring shall be eliminated
- PM - 605.1 All new work shall conform to the National Electrical Code.
- PM - 604.3 Eliminate all items of electrical inadequacy and/or unsafe electrical conditions

## **TYPE: PLUMBING & MECHANICAL**

### **PLUMBING**

- PM - 502.1 Every dwelling shall contain its own bathtub or shower, lavatory, water closet and kitchen sink in every dwelling unit  
-Rooming houses, 1 per four (4) units; Hotels, 1 per ten (10) occupants.
- PM - 503.1 Toilet rooms shall provide privacy in accordance with this section.
- PM - 504.1 All plumbing fixtures shall be maintained, sanitary and shall have adequate & 504.2 clearances for cleaning.  
-Caulk around bathtub and/or water closet at floor line.  
-Repair leaking water lines and/or drain lines.  
-Replace cracked lavatory, sinks, tub and/or water closet.  
-Install dielectric unions on hot water heater.  
-Securely anchor laundry tub to floor.  
-Remove flexible drain pipe and replace with solid pipe.
- PM -505.1 All plumbing fixtures shall be connected to an approved water system and supply hot and cold water.
- PM -505.2 Install vacuum breakers on laundry tub, exterior faucets, and all hose connections, except water heater.
- PM -505.4 Water heating facilities must be properly installed and maintained.

- PM - 506.1 & 506.2 All plumbing fixtures, vents, stacks, and sewer lines shall be connected to an approved sewage disposal system and maintenance.  
-Install missing / broken floor drain strainers.
- PM - 507.1 Storm water shall not be discharged directly into sewer or in a manner that creates a nuisance.

## **MECHANICAL**

- PM - 601.2 All mechanical equipment shall be properly installed and maintained.  
-Install gas shut off valves on all gas fired appliances.  
-Install TPR valve and discharge pipe down to within 4" of floor on water heater.  
-Cap open gas lines.
- PM - 602.2 Every habitable room shall be capable of maintaining a room temperature of not less than 68 degrees (F) during the hours of 6:30 a.m. and 10:30 p.m. and not less than 68 degrees (F) during other hours from September 1<sup>st</sup> to May 15<sup>th</sup>. On furnaces older than 5 years - have furnace heat exchanger tested. (Provide copy of bill.)
- PM - 602.4 Non-residential working spaces shall be capable of maintaining a room temperature of not less than 65 degrees (F) during all work hours from September 1<sup>st</sup> to May 15<sup>th</sup>.
- PM - 603.2 All fuel-burning equipment shall be connected to a chimney or vent with airtight connection.
- PM - 603.3 Maintain clearance from combustibles around furnace and water heater
- PM - 603.6 Combustion air is required to rooms that enclose gas fired appliances.

## **TYPE: FIRE SAFETY**

- PM - 702.1 Unobstructed means of egress from interior to public way shall be maintained at all times.
- PM - 702.1 Number of exits, capacity and locations as required. Shall not lead through other units, toilet rooms or bathrooms.
- PM - 702.2 Minimum clear aisle 36" min.
- 311.5.6 THRU 312.1 Exterior stairs, porches, balconies, decks, etc. over 30" in height shall have guardrails and handrails. M.R.C. 311.5.6 THRU 312.1
- PM -702.3 All egress doors readily openable from inside. No double keyed dead-bolt locks.
- PM -702.4 Every sleeping area in Basement shall have at least one openable window. Sill no greater than 44" above floor, 5 sq. ft. of openable area, with a window well installed in accordance with Sect. R310.2
- PM -702.4 Bars, grilles or screens placed over emergency escape windows shall be releasable from the inside without the use of a key.
- PM -307.1 Accumulation of garbage, rubbish or combustibles not permitted.
- PM -701.2 All fire resistance ratings, doors and frames shall be maintained.
- PM -701.2 All detection, suppression and standpipe systems are to be properly maintained at all times.
- PM -701.2 All portable fire extinguishers are to be visible and in proper working condition.
- PM -704.2 Smoke detectors installed in the immediate vicinity of the Bedroom area,

PM -704.1  
PM -606.1

on each floor, basement and in each sleeping area.  
Fire alarm systems shall be in proper operating condition at all times.  
Elevators shall have proof of current State Inspection Approval.