

Rental Inspection Check List

The following is a list of some of the most common Property Maintenance Violations and is intended to assist property owners in being prepared for city property inspections. **This does not include all possible violations.** The City of Ferndale has adopted the 2012 International Property Maintenance Code book, if owners wish to consult further possible violations.

Furnace to be checked, cleaned and tested for carbon monoxide by a licensed heating contractor and a copy of the report submitted to the city.

Dryer venting to be rigid, smooth interior without screws or rivets and attached with heat tape.

Scrape, prime and paint peeled, cracked paint anywhere in or outside of house and other accessory structures (shed, garage, etc.).

Remove double key lock on entry door; interior to be thumb turn.

Install totally enclosed fixtures for all ceiling fixtures, closet fixtures and exterior porch lights.

Screen windows and doors must not have torn or damaged screens.

Sheds or any accessory structures must be on concrete with rat wall to prevent rodent harborage.

Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.

Fireplace is to be inspected by a licensed contractor and a copy of the report submitted to the city. Install a spark arrestor screen if none exists.

Install fuses in all openings in fuse panel and make sure electrical panel is labeled.

Install/replace smoke detectors or batteries in sleeping areas, laundry rooms, basement or furnace area, stairways to upper units.

Cap unused gas lines and ensure shut-off valves are on all fuel-burning equipment and appliances.

Windows must open and close freely and remain open without propping. Check sash cords and locks; repair/replace where missing.

Use only smooth rigid drainpipe for all plumbing installations (i.e., under kitchen sinks, bathroom sinks, etc.) Flex drainpipe is not acceptable.

All premises and exterior property shall be maintained free from weeds or plant overgrowth and grass shall not be in excess of seven (7) inches.