



The following are the most common violations found during the rental inspection process.
Please note the items listed **ARE NOT** an all-inclusive list but only the most common violations noted

Building Exterior/Interior:

1. Hand rails to code on all stairways
2. Guard all surfaces 30" or higher to code
3. Smoke detectors every bedroom, hallways, and every level-MINIMUM 5 YEAR LLITHIUM BATTERIES
4. 36" concrete walk to front door
5. Porches and decks in code compliance and good shape
6. Addresses on home readable from street
7. Roof-No leaks and in good shape
8. No evidence of mold or mold test required
9. All hood vents in kitchen require fire protection
10. Screens on all windows and windows must be in working order
11. All sleeping areas have egress windows

Electrical Exterior/Interior:

1. Install an outdoor light fixture with switching at-FRONT DOOR, SIDE DOOR, REAR DOOR
2. All outdoor receptacles require GFCI protection, tamper proof, and in use covers
3. Replace defective or worn service cable
4. Install new service panel
5. Install type S fuses
6. Service drop must be 10' above grade & 12' above driveway
7. Install jumper on meter
8. Install #6 copper from service panel to water meter
9. Label all circuits in service panel
10. Cover unused openings in service panel
11. All receptacles require GFCI protection and tamper proof-GARAGE
12. Remove or repair exposed wiring-ON SURFACE, BELOW JOISTS, AND ON WALLS IN GARAGE
13. Any replaced receptacles shall be tamper proof
14. All receptacles, switches, boxes shall have cover plates
15. Replace broken or painted over receptacles
16. Receptacles shall have proper polarity
17. Discontinue use of extension cords in lieu of permanent wiring
18. All grounding type (3 prong) receptacles shall be grounded or GFCI
19. Non-grounding circuits shall use non-grounding (2 prong) receptacles or GFCI
20. GFCI countertop receptacles and tamper proof-KITCHENS
21. GFCI receptacles and tamper proof-BATHROOMS
22. Closet fixtures must be enclosed type (No open bulb fixtures) (Fluorescent if within 12" of shelving)-BEDROOMS
23. All receptacles in unfinished areas require GFCI protection and tamper proof-BASEMENT
24. Correct exposed wiring-ON SURFACE, BELOW JOISTS, AND ON WALLS IN BASEMENT

Plumbing Exterior/Interior:

1. Vacuum breakers are required on all hose bibb outlets-OUTSIDE FAUCETS, LAUNDRY FAUCETS, LAWN SPRINKLER DRAINS
2. Convey water away from the building
3. Plastic piping materials are not permitted within the first 16 inches of the water heater
4. Water heaters require a full size pressure and temperature relief valve installed in the top 6 inches of the tank
5. The relief valve discharge piping shall be full size and extended to within 4 inches of the floor-WATER HEATERS
6. Replace all deteriorated sanitary piping
7. Plug or cap all unused sanitary drains
8. All penetrations shall be protected and fire stopped (Basement ceiling area)
9. All hot water faucets shall be located on the left side
10. All plumbing fixtures shall completely drain all liquids to prevent health hazards
11. All (faucets/toilets) shall be defect free and be in good working condition
12. Bathroom and toilet rooms shall not be located where fuel burning appliances are located or may be accessed from such space

Mechanical Exterior/Interior:

1. The combustion chamber of all fuel burning equipment located in the garage shall be 18 inches minimum above the floor
2. Heat exchangers must be tested and certified-ALL FURNACE/SPACE HEATERS OVER 2 YEARS OLD
3. Dryer venting requirements (Dryer exhaust ducts shall be rigid metal and have a smooth interior surface with the joints running in the direction of flow. Any flexible transition ducts shall be as short as possible and must be labeled-UL2158A APPROVED)
4. All penetrations shall be protected and fire stopped (Basement ceiling area)
5. Wood burning or solid fuel burning devices require an extended hearth-36 INCHES OF CLEARANCE TO COMBUSTIBLES
6. Bathroom exhaust fans are required

NOTE: MANAGEMENT COMPANYS MUST HAVE ACCESS TO ALL APARTMENTS. REPRESENTATIVE WITH OWNER/TENANT PERMISSION TO ENTER OCCUPIED UNITS WITH INSPECTOR REQUIRED