

RENTAL _____ PRE-SALE _____ VACANT _____

SITE ADDRESS:		PHONE:	
OWNER NAME:		EMAIL:	
SITE			
IPMC	ITEMS	CONDITIONS/VIOLATIONS	ACTION REQUIRED
302.7	ACCESSORY STRUCTURES – all accessory structures, including garage shall be maintained and structurally sound.		
Ord. 610.9	DOG FECES – remove dog feces from premises.		
302.5	RODENTS/INSECTS – evidence of rodent/insect infestation in the garage. Evidence of rodent/insect infestation exterior of house.		
308.1	RUBBISH/GARBAGE – all exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.		
302.4	WEEDS/VEGETATION – property shall be free from weeds and plant growth in excess of 8". All noxious weeds shall be prohibited.		
EXTERIOR STRUCTURE			
IPMC	ITEMS	CONDITIONS/VIOLATIONS	ACTION REQUIRED
302.7	ACCESSORY STRUCTURES – garages, sheds, fences, walls		
1107.4 MMC	AC LINE INSULTATE – condensation: refrigeration piping and fittings, brine piping and fitting that, during normal operation, will reach a surface temperature below the dew point of the surrounding air,... shall be protected in an approved manner to prevent such damage.		
304.3	ADDRESS – correct numbers, minimum 4" high. Visible from road.		
304.11	CHIMNEY – brick spalling, mortar issues.		
304.15; 304.18	DOORS – EXTERIOR – openable, secure, frames.		
307.1	EXTERIOR HANDRAILS – Handrails shall have an outside diameter of at least 1-1/4" and not greater than 2 inches. They shall have returned ends or terminate into a post.		
302.3	FLATWORK – driveways, sidewalks, tripping, ponding.		
304.5	FOUNDATION – spalling, cracking, holes.		
507.1	GUTTERS – drainage of roofs and paved areas, yards and courts, and other open areas. Install gutters/downspouts/3' extensions: maintain proper drainage.		
605.3	OUTDOOR LIGHTING – at egress doors "adequate lighting to traverse steps.		
303.2	POOLS, SPA, FENCES, AND GATES – Pools, spas, hot tubs require 48" fence completely around and self-latching and self-closing gates.		
303.1	POOLS, SPAS – Clean, maintenance.		
304.10	PORCHES – rotted woods, spalled brick, mortar.		
302.5	RODENTS – Rodent harborage structures and exterior property shall be kept free from rodent harborage and infestation.		
304.7	ROOF/DRAINAGE – Roof holes, leaks, missing shingles		
304.2	SIDING – Protective treatment, exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks, and fences shall be maintained in good condition. Siding on house shall be weather resistant and water-tight. Siding on the garage shall be weather resistant and water-tight.		
302.8	VEHICLES – Inoperable, expired tags.		

EXTERIOR STRUCTURE (continued)			
IPMC	ITEMS	CONDITIONS/VIOLATIONS	ACTION REQUIRED
304.13	WINDOWS, SKYLIGHT AND DOOR FRAMES – Every window, skylight door and frame shall be kept in should condition, good repair, and weather tight.		
	WINDOWS/SCREENS – Every door, window and other outside opening required for ventilation of habitable room, and every screen door used for insect control shall have a self-closing device in good working condition.		
INTERIOR STRUCTURE			
IPMC	ITEMS	CONDITIONS/VIOLATIONS	ACTION REQUIRED
MRC 3101	BASEMENT SLEEPING - where basements contain one or more sleeping rooms, an emergency escape and rescue opening shall be required in each sleeping room.		
MRC 315.3	CARBON MONOXIDE – co detector placed in an existing dwelling within which fuel-fired appliances exist – (life-safety violation).		
702.3	EGRESS DOORS – egress doors: all doors leading to the exterior shall be readily openable from the side which egress is to be made without the need for keys or special knowledge.		
703.1	FIRE STOPPAGE – the fire resistance rating of fire-resistance rated walls, fire stops shaft enclosures, partitions and floors shall be maintained.		
304.10	HANDRAILS – handrails shall have an outside diameter of at least 1-1/4” and not greater than 2 inches. They shall have returned ends or terminate into a post.		
IPMC 305.6	INTERIOR DOORS – openable, secure, frames.		
305.3	INTERIOR WALLS – all interior walls shall be maintained in good, clean and sanitary condition. All interior surfaces shall be free of peeling, chipping paint. Shall be repaired and scraped.		
309.1	RODENTS/INSECTS – all rodent/insect infestation found shall be properly exterminated.		
308.1	RUBBISH – the interior of every structure shall be free from any accumulation of rubbish/garbage.		
305.1	SANITARY – interior to be in a sanitary condition		
704.2	SMOKE DETECTORS – smoke detectors on ceiling or wall inside each sleeping area and one in the hallway of the sleeping quarters. One in each store within a dwelling unit (life safety violation).		
305.4; 305.5	STAIRWAYS – structural, handrails, guards.		
305.4	WALKING SURFACES – every stair, ramp, landing, porch, balcony, deck or other walking surface shall be maintained in sound condition and good repair.		
ELECTRICAL			
IPMC	ITEMS	CONDITIONS/VIOLATIONS	ACTION REQUIRED
605.2	BATHROOM OUTLET – Every bathroom shall contain one receptacle. New bathroom receptacle outlets shall have a ground-fault circuit interrupter protection.		
605.1	ELECTRICAL APPLIANCES/EQUIPMENT - all electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.		
604.3	ELECTRICAL GENERAL – where it is found inadequate service, insufficient receptacles/lighting outlets or improper fusing or installation the defects shall be corrected to eliminate the hazard.		

ELECTRICAL (continued)			
IPMC	ITEMS	CONDITIONS/VIOLATIONS	ACTION REQUIRED
604.3	EXTENSION CORDS – Electrical system hazard: any electrical system deficiency or condition that is deemed hazardous to the occupants or to the structure must be abated to eliminate the hazard.		
604.3; NEC 210.70	EXTERIOR LIGHTING AT EGRESS – adequate lighting of exterior of doors and stairways.		
605.2	LAUNDRY GFCI – Every laundry area shall contain one grounded type receptacle or a receptacle with a ground fault circuit interrupter.		
605.2	OUTLETS – Every habitable space shall contain two separate and remote receptacle outlets.		
PLUMBING			
IPMC	ITEMS	CONDITIONS/VIOLATIONS	ACTION REQUIRED
505.2	BACKFLOW – backflow protection required at laundry tub and hose bibs.		
505.2	LAUNDRY SINK HOSE BIB – install vacuum breaker.		
504.1	PLUMBING FIXTURES – all plumbing fixtures shall be properly working and maintained in a safe, sanitary and functional condition.		
305.1	SANITARY – Interior structure and equipment to be maintained in good repair, structurally sound and in a sanitary condition.		
506.2	STORM DRAINS – Cap, cover, or close off exterior storm drainpipe.		
505.4	WATER HEATER MAINTENANCE – water heating facilities shall be properly installed and maintained.		
505.4	WATER HEATER PIPE-VALVE – an approved combination temperature and pressure-relief valve discharge pipe shall be properly installed and maintained on water heaters to within 4” of floor.		
505.4	WATER TEMPERATURE – minimum water temperature of 110 degrees F.		
MECHANICAL			
IPMC	ITEMS	CONDITIONS/VIOLATIONS	ACTION REQUIRED
603.1	AC LINE – line to have code approved insulation.		
603.1	APPLIANCES – mechanical – all mechanical appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function.		
403.2	BATHROOM VENTILATION – every bathroom shall comply with the ventilation requirements for habitable spaces. Air exhausted by a mechanical ventilation system shall discharge to the outdoors and not be recirculated.		
403.5	DRYER EXHAUST – clothes dryer exhaust systems shall be independent of all other systems and shall be exhausted in accordance with the manufacturer’s instructions.		
603.2	FURNACE/WATER HEATER CLEARANCE – all required clearances regarding the furnace and hot water heater shall be maintained to combustibles.		
602.2	HEATING – dwellings shall be provided with heating facilities capable of maintaining a room temperature of 68 degrees F in all habitable rooms.		

LIFE SAFETY			
IPMC	ITEMS	CONDITIONS/VIOLATIONS	ACTION REQUIRED
MRC 315.3	CARBON MONOXIDE – CO detector placed in an existing dwelling within which fuel-fired appliances exist.		
704.1	FIRE EXTINGUISHER		
603.1	FURNACE CHECK – furnace, clean and check for a cracked heat exchanger (CO2 leaks) to be done every two years. Provide furnace certificate to office.		
704.2	SMOKE DETECTORS – smoke detectors on ceiling or wall inside each sleeping area and one in the hallway of the sleeping quarters. One in each story within a dwelling unit.		
MISCELLENEOUS			
IPMC	ITEMS	CONDITIONS/VIOLATIONS	ACTION REQUIRED
605.1	PERMIT – ELECTRICAL – electrical work done without a permit.		
603.1	PERMIT – MECHANICAL – furnace, water heater or any other appliance that requires a mechanical inspection without permit.		
504.1	PERMIT – PLUMBING – plumbing work done without a permit.		
107.6	TRANSFER OF PROPERTY – it is unlawful for the owner of any dwelling unit or structure who has received a notice of violation to sell, transfer or lease such dwelling unit until the violations have been completed.		
108.1.2	UNSAFE EQUIPMENT/FLAMMABLE – unsafe equipment including heating equipment, electrical wiring or device, flammable liquid containers or other equipment which is in disrepair or condition that such equipment is a hazard to life, health, property or safety of the public.		
REQUIRED PERMITS		ITEMS	
<input type="checkbox"/>	BUILDING		
<input type="checkbox"/>	ELECTRICAL		
<input type="checkbox"/>	MECHANICAL		
<input type="checkbox"/>	PLUMBING		

**** A Rental property is a non-owner-occupied structure. Michigan State law requires all Electrical, Mechanical, Plumbing and major Structural Permits to be obtained by State Licensed Contractors.**

ITEMS UNABLE TO INSPECT DUE TO SNOW, ETC.