

Ferndale Rental Checklist – Interior

This is a list of **the most common violations** that occur, this is **not a complete list**. Please consult the International Property Maintenance Code – 2012.

A copy of the International Property Maintenance Code – 2012 is available online at:

<http://www.ferndalemi.gov/Portals/0/CED/2012%20International%20Property%20Maintenance%20Code.pdf>

Contact Jeff Williams at jwilliams@ferndalemi.gov if you have any additional questions.

- Furnace/Boiler to have safety inspection, cleaned, tested for carbon monoxide and have the heat exchanger inspected by a licensed mechanical contractor. Heat must supply a minimum temperature of 68° F. Provide a copy of the report to the Building Dept. before the initial inspection. IPMC 602.3, 603.1
- Smoke detectors shall be located in every bedroom, in the immediate vicinity (within 6') outside each bedroom and on every level including the basement and walkup attic. Smoke detectors must be properly installed (if wall mounted must be at least 4" and no more than 12" from the ceiling) and functioning. Test every one prior to inspection. Tenant is responsible for making sure smoke detectors remain installed and operating properly and immediately notifying owner if they are not working properly. IPMC 704.2
- Dryer venting to be rigid metal (not flexible), smooth interior without screws or rivets and attached with heat tape (not duct tape). IMC 504.6
- Interior wall surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Check for peeling paint, holes and other defective surface conditions. IPMC 305.3
- Every interior flight of stairs having more than four risers shall have a handrail on one side of the stair. Handrails and guardrails must be firmly fastened and maintained in good condition. Stairs and walking surfaces shall be maintained in sound condition and good repair. IPMC 305.4, 305.5, 307.1
- Windows within 6' of ground level (including basement windows) must have a functioning locking device. Windows must be easily opened and capable of being held in position by window hardware. Windows must have insect screens. IPMC 304.13.2, 304.14, 304.18.2, 304.18.3
- Doors must open and close easily, provide security for occupants and provide safe egress. No hasp hardware, double keyed locks or padlocks on egress or habitable room doors. All entry doors must have deadbolt lock (not double keyed). IPMC 304.15, 304.18, 304.18.1, 305.6, 702.3
- Building must be free of insect and rodent infestation. IPMC 302.5, 309.1
- All electrical must be in good condition, safe and function properly. All GFCI outlets must manually trip and reset. All switches and outlets shall not be loose and must have a cover plate in good condition. IPMC 605.1, 605.2
- Every laundry area shall contain at least one grounded-type receptacle or a receptacle with a GFCI. Every bathroom shall contain at least one receptacle. Any new bathroom receptacle outlet shall have GFCI protection. All receptacle outlets shall have the appropriate faceplate cover for the location.
- Extension cords shall not be used for permanent wiring. IPMC 605.4
- All plumbing fixtures must be installed and maintained in working order, free from obstructions, leaks or defects and be capable of performing the function for which they are designed. Sufficient volume and water pressure shall be supplied to plumbing fixtures to enable proper function. 110° hot water shall be provided. Only rigid drainpipe is allowed. IPMC 504.1, 505.1, 505.3, 505.4
- Ensure all mechanical ventilation systems are in good repair and functioning as intended. This includes kitchen and bath exhaust fans, clothes dryer exhaust and fuel burning equipment exhaust vents. IPMC 403.2, 403.5, 603.1, 603.2
- All threaded faucets (typically the laundry tub faucet) must have a vacuum breaker installed. IPMC 505.2
- Fireplace is to be inspected by a licensed contractor and a copy of the report submitted to the Building Department. Install a spark arrestor screen if none exists. *OR* Block off fireplace permanently and have tenant sign contract stating it will not be used. IPMC 603.1
- All gas lines must have shut off valves and unused gas lines must be securely capped. IPMC 603.4

Ferndale Rental Checklist – Exterior

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- Property shall be kept free from rodent harborage and infestation. Where evidence of rodents is found (droppings, rodent holes, gnaw marks or other physical evidence), they shall be promptly exterminated by a professional exterminator with documentation from the professional exterminator provided at the final inspection.. IPMC 302.5
- Remove all excess vegetation, especially around garages and sheds as well as along fences. All exterior property shall be maintained free from weeds, grass or plant growth in excess of 7". IPMC 302.4
- Gutters and downspouts must be clean, in good condition and securely fastened. IPMC 304.7
- Exterior wall surfaces of house, garage and shed must be free from holes, breaks, and loose or rotting materials. IPMC 304.7
- All exterior surfaces of the house, garage or shed shall be protected from the elements and decay. Scrape all exterior surfaces that have loose, chipped or peeling paint then paint any areas with bare wood. IPMC 304.2
- Repair missing/loose trim or siding on the house, garage or shed. IPMC 304.2
- All hose bibbs (spigots) must have a vacuum breaker installed. IPMC 505.2
- All covers and entry points to crawl space must be securely fastened and weather resistant. IPMC 304.5
- Roof and flashing shall be sound, tight and not have defects that admit rain. IPMC 304.7
- Chimneys shall be maintained structurally safe and sound, and in good repair. Check for cracks and missing mortar. IPMC 304.11, 603.2
- Stairs having more than four risers shall have a handrail on one side of the stair and every open portion of a stair, landing, balcony, porch, deck, ramp or other walking surface which is more than 30" above the floor or grade below shall have *guards*. Guards must be 36" high and capable of withstanding 200 pounds of lateral pressure. IPMC 307.1
- Windows and frames shall be kept in sound condition, good repair and weather tight. Check for peeling paint, broken storm window frames, insect screen damage, broken or cracked window panes. Insect screens are required on all windows. IPMC 304.2, 304.13, 304.14, 304.17
- All foundation walls shall be maintained, free from open cracks and breaks and prevent entry of rodents and pests. IPMC 304.5
- Sidewalks and driveways must be in a proper state of repair and maintained free from hazards. Check for cracks, breaks and uneven surfaces that create trip hazards. IPMC 302.3
- Remove any vehicle that does not have a current license plate, inoperable or parked on an unpaved surface. IPMC 302.8
- Address numbers at least 4" high must be displayed on the front of the house and be visible from the street. IPMC 304.3
- Accessory structures, including detached garages, sheds, fences and walls, shall be maintained structurally sound and in good repair. IPMC 302.7
- Clean up any rubbish, debris, outdoor storage and brush piles. IPMC 302.1
- Repair any cracks, holes or broken masonry on the porch steps. IPMC 304.10
- Wood must be stored on a platform at least 18" off the ground. ART II 10-25a