

# RENTAL INSPECTION PROGRAM

## Minor and Major Violations

During the exterior and interior inspection of a rental dwelling unit, inspection staff will determine if the violation(s) cited fall into the category of a minor or major violation. The following lists of minor and major violations have been established to provide property owners/property managers a general guide as to how violations will be categorized. These lists of violations are not meant to be all inclusive. Inspection staff can and will use discretion when determining when a minor violation could become a major violation.

### MINOR VIOLATIONS:

- BBQ grill on deck
- Bathroom ventilation fan is inoperable
- Broken or missing outlet and/or light switch covers
- Clogged drains
- Cracked window
- Deadbolt lock(s) need to be installed on exterior doors
- Dirty furnace and/or filter
- Doors (interior) that do not fit in jamb, or are damaged
- Electrical panel has open port or missing cover
- Extension cords used for permanent power source
- Exterior door that does not provide weather tight fit
- Fungus that is most likely mold that is located on walls, ceilings, or floors (small area)
- GFCI receptacles need replaced or installed in wet areas, bathrooms and/or kitchens
- Grass or weeds in violation of the city's weed ordinance
- Handrail for stairs (interior and exterior) needs to be installed or repaired
- Inadequate exterior storm drainage
- Plumbing fixture leaks
- Receptacles that are improperly wired
- Smoke detector(s) inoperable
- Vehicle that is not properly tagged or inoperable
- Windows that are not fixed, but do not open
- Wood rot of exterior wood on siding, trim, window sills or other structural exterior elements (small or single area)
- Trash and/or debris in yard

### MAJOR VIOLATIONS:

- Backed up sanitary sewer line
- Ceiling height requirement not met in habitable rooms as defined by code
- Combustion "makeup" air requirement not met for gas furnace and/or water heater
- Dryer not vented to exterior or improperly vented
- Egress requirement not met for bedrooms
- Electrical wiring that is exposed, frayed or faulty as defined by code
- Fire escape from 3<sup>rd</sup> story or higher not in place when required by code
- Fungus that is most likely mold that is located on walls, ceilings, or floors (large or multiple areas)
- Furnace or water heater flue that is loose or disconnected
- Gas fired furnace and/or water heater not properly vented
- Heating facilities not provided in a habitable space or current heating facilities are inoperable, operating in an unsafe condition, or incapable of maintaining 68 degrees in habitable rooms
- Bedroom and living room requirements not met

- Smoke detection system completely missing
- Occupancy violation
- Roof leak
- Structural deficiencies that affect the structural integrity of ceiling, walls, flooring, etc.
- Water heating facilities inoperable or inadequate
- Window broken or missing
- Window locks on windows within 6 ft of grade with missing or inoperable locks
- Wood rot of exterior wood on siding, trim, window sills or other structural exterior elements (large or multiple areas)