

- 1) All Miscellaneous Violations are not to be used against landlord for re-inspection incentive and are not considered life safety related issues. These items could be removed from the inspection entirely, or included as a subset of inspection elements for the benefit of the landlord and tenant.

See the reallocation of the inspection elements in the lists below.

#### Life Safety Oriented Minor violations

- BBQ grill on deck
- Upholstered furniture on a deck or unenclosed porch
- Dirty furnace and/or filter
- Electrical panel has open port or missing cover
- Extension cords used for permanent power source
  
- 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
- Handrail for stairs (interior and exterior) needs to be installed or repaired
- Receptacles that are improperly wired
- Receptacles and/or light switches with missing or broken covers
- Temperature and pressure relief valve drain pipe on water heater missing or inadequate
- Clothes washer receptacle not grounded or not GFCI protected
- Smoke detector(s) inoperable
- Windows that are not fixed, but do not open

#### Miscellaneous Minor Violations

- Bathroom ventilation fan is inoperable
- Clogged drains
- Cracked window
- Doors (interior) that do not fit in jamb, or are damaged
- Exterior door that does not provide weather tight fit
- Grass or weeds in violation of the city's weed ordinance
  
- Inadequate exterior storm drainage
- Plumbing fixture leaks
- Deadbolt lock(s) need to be installed on exterior doors that otherwise have a non-deadbolt lock
- Vehicle that is not properly tagged or inoperable
- Missing or damaged window screens when required by the code
  
- Wood rot of exterior wood on siding, trim, window sills or other structural exterior elements (small or single area)
  
- Yard has trash, debris or exterior storage

#### Life Safety Oriented Major violations

- Backed up sanitary sewer line
- Combustion “makeup” air requirement not met for gas furnace and/or water heater
- Missing or inoperable lock on exterior doors
- 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
- Smoke detectors not present
- Structural deficiencies that affect the structural integrity of ceiling, walls, flooring, etc.
- Water heating facilities inoperable or inadequate
- Windows within 6 ft. of grade with missing or inoperable locks

#### Miscellaneous Major Violations

- Occupancy violation
- Land use violation of the Land Development Code (Chapter 20 of City Code)
- Ceiling height requirement not met in habitable rooms as defined by code
- 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 size requirements not met
- Leaking roof
- Window broken or missing
- Wood rot of exterior wood on siding, trim, window sills or other structural exterior elements (large or multiple areas)

#### POTENTIAL TENANT BASED LIFE SAFETY VIOLATIONS

- Upholstered furniture on a deck or unenclosed porch
- Smoke detectors inoperable due to missing batteries

- BBQ grill on deck
- Extension cords used for permanent power source

## POTENTIAL TENANT BASED MISCELLANEOUS VIOLATIONS

- Grass or weeds in violation of the city's weed ordinance
  - Vehicle that is not properly tagged or that is inoperable
  - Missing or damaged window screens when required by the code
  - Yard has trash, debris or exterior storage
  - Occupancy violation
  - Backed up sanitary sewer line
  - Broken, cracked or missing window
  - Ceiling/wall hole(s)
- 2) The inspection program should not begin until after 9/1/2014 due to existing lease language and potential conflicts created by inconsistent language.
  - 3) Inspections should not occur in July or August due to the cyclical nature of the move in and out cycle of the local rental units. A redistribution of the letters will be required.
  - 4) Registration can begin sooner than inspections if needed.
  - 5) Number of units owned by same person, but different addresses should be consolidated, and the number of units to be inspected should be reduced to similar levels of apartment complexes or similar units per our discussion at CC meeting.
  - 6) How will we set penalties for tenant related or initiated damages or violations found during any inspection. Those values need to be delineated and disseminated.
  - 7) Issue of contact with tenant must be resolved
  - 8) Issue with warrant issuance needs to be resolved better.
  - 9) Can we have misc. items be completely removed from the inspection to streamline? Or at least some of them?