



City of Mt. Morris Rental Inspection Check List
1&2 Family, Multiple Family Dwelling Units & Apartment
Within in the City of Mt. Morris

Exterior

1. Protective treatment on all structures:

- a. All surfaces shall be maintained in good repair; wood/metal properly surface coated; peeling, flaking, chipped paint repaired. (IPMC 304.1.1)
- b. All overhangs and extensions must be properly anchored and maintained. (IPMC 304.9)

2. Roof Systems:

- a. The roof surface shall be present on all structures with no deformations, voids and shall be impervious to rainwater. (IPMC 304.7)
- b. Gutter & Down spouts shall be maintained in good repair and free from obstructions. (IPMC304.7)

3. Step, Porches and Outside Stairways:

- a. All structures shall be sound, free of loose covering, holes, depressions or defects. (IPMC 304.10 & 304.12)
- b. All handrails and post shall be properly maintained and meet building standards. (IPMC 307.1)

4. Sidewalks and Driveways:

- a. All sidewalks shall be kept in a proper state of repair, and maintained free from vegetation and other hazardous conditions. (IPMC 302.3)
- b. A safe, continuous unobstructed path of travel shall be provided from any point in a building. (IPMC 302.3)

5. Vegetation:

- a. All exterior premises shall be properly maintained free from weeds or plant growth in excess of 9". (IPMC 302.40)(CMMO 70-27)
- b. All noxious weeds and brush piles shall be prohibited. (IPMC302.1 & 302.5) (CMMO 70-27)
- c. Shrubs and trees shall be properly maintained and kept trimmed to maintain sight lines, to prevent damage to structures and have at least 7 foot clearance above a sidewalk.(CMMO 70-27)

6. Outdoor Storage:

- a. Outdoor storage of an appliance, firewood, and furniture or building material, children's toys and other rubbish is prohibited except when the material is properly covered and screened from view. (IPMC 302.1) (CMMO 34-11)

- b. Furniture which is not intended or designed for outdoor use shall not be placed outdoors or on exterior balconies, porches, decks, landing or other areas exposed to the weather. (CMM034-11)

7. Foundations

- a. All foundations walls shall be properly maintained, free from hazards, open cracks and breaks and prevent the entry of rodents and pests. (IPMC 304.5)

8. Windows and Doors:

- a. Windows and Doors shall be kept in sound operating condition and be weather tight on all structures. (IPMC 304.2, 304.13,304.14,304.17)
- b. Windows and Doors shall be free from broken glass. (IPMC 304.2, 304.13,304.14,304.17)
- c. Insect screens shall be free from cuts or tears. (IPMC 304.2, 304.13,304.14,304.17)
- d. Window and Door frames shall be sound and properly maintained. (IPMC 304.2, 304.13,304.14,304.17)
- e. Windows and Doors shall have properly maintained locking devices. (IPMC 304.15, 304.18, 304.18.1,305.6, 702.3)
- f. Entry/ Egress doors shall not be double keyed or padlocked. (IPMC 304.15, 304.18, 304.18.1,305.6, 702.3)
- g. Basement windows shall be maintained to prevent rain, surface water and rodents from entering. (IPMC 304.16,304.18.2,304.18.3)

9. Address Numbers:

- a. Shall be at least 4" tall, displayed on the front of the building and be visible from the street. (IPMC 304.3)

10. Fences:

- a. All fences shall be properly maintained and structurally sound, loose, missing fence components shall be repaired. (IPMC 304.2) (MMCO14-236)
- b. Fence gates shall operate and with the proper latches. (IPMC 304.2) (MMCO14-236)

11. Insects and Rodents:

- a. All structures shall be free of any Insect or Rodent infestation. (IPMC 302.5) (MMCO 34-11)

Interior

12. Smoke and CO2 Detectors:

- a. Smoke detectors shall be installed in the immediate vicinity of every bedroom and on every level including the basement and walk up attic. Smoke detectors shall be mounted to the ceiling or no less than 12" from the ceiling if mounted on a wall and in proper working order. (IPMC 704.2)
- b. One CO2 detector shall be installed on each sleeping level no greater than 12" from the floor. (IPMC 704.2)

13. Electrical Appurtenance:

- a. Fuse and breaker boxes shall be maintained in proper working order. Fuse and Breaker boxes shall have the correct cover that is properly fastened to prevent electrocution. (IPMC 605.1, 605.2)
- b. No exposed wiring shall be allowed, all electrical boxes and other electrical appurtenance shall be properly mounted and maintained with the correct cover and no exposed wiring. (IPMC 605.1, 605.2)
- c. Extension cords shall not be used as permanent wiring. (IPMC 605.4)
- d. No appliance shall have a direct hardwire connection (STATE OF MICHIGAN ELECTRICAL CODE)

14. Ground Fault Circuit Interrupter Outlets:

- a. A GFCI shall be installed as a load or line load receptacle in immediate area of any sink, lavatory, toilet, bathtub, shower or any other water source.(IPMC 605., 605.2)
- b. Every laundry area shall contain at least one GFCI receptacle. (IPMC 605., 605.2)
- c. All GFCI shall be in proper working order and must be tested. (IPMC 605., 605.2)
- d. All exterior receptacles must be GFCI protected. (IPMC 605., 605.2, 604.3)

15. Interior Wall and Floors:

- a. Every interior surface including doors and windows shall be maintained in good clean and sanitary condition.(IPMC 305.3)
- b. Floors and floor covering shall be in a safe sound condition with no trip hazards. (IPMC305.1 305.4)

16. Mechanical Devices:

- a. All gas fueled devices (Furnaces, Boilers, Water Heaters, and Dryers) shall be properly installed and with the correct and properly maintained shut off valve and ventilation system in place.(IPMC 403.2,403.5,603.1,603.2)
- b. All dryers shall be properly vented (gas or electric). Dryers shall have the proper ridged metal vent with smooth interior without screws. (IPMC 504.6)
- c. All water heaters shall be equipped with a properly installed pressure relief valve and ridged down tube. (IPMC 504.1,505.1,505.3,505.4)
- d. All chimney, smoke stacks and similar appurtenances shall be maintained structurally safe and sound and in good repair. Bath fans must be installed and in proper working order.(IPMC 304.11,603.2)

17. Lighting:

- a. Each room shall have safe and operable lighting(IPMC 605.1, 605.2)
- b. Each stairway and hallway shall have safe and operable lighting(IPMC 605.1, 605.2)

18. Plumbing Appurtenances:

- a. 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.(IPMC 504.1, 505.1,505.3,505.4)
- b. Sufficient volume and pressure of potable water shall be supplied to plumbing fixtures to enable proper function. (IPMC 504.1, 505.1,505.3,505.4)
- c. All threaded faucets (typically laundry tub and exterior faucets) must be equipped with a vacuum breaker. (IPMC 505.2)

- d. The dwelling shall be equipped with a sanitary sewage disposal system that drains freely at all times and shall be connected to the municipal sanitary sewage system.(CMMO 66-122)
- e. Only ridged drain pipe will be allowed on all plumbing appurtenances. (IPMC 504.1, 505.1,505.3,505.4)
- f. No storm or ground water shall drain into the sanitary sewer system (sump pump connected to sanitary sewage system). (MMCO 319, 403, 66-167,66-168)

19. Stairways and Handrails:

- a. All stairways with four or more risers must have a properly installed handrail on one side.(IPMC 305.4,305.5,307.1)
- b. All stair treads and risers shall be properly maintained. (IPMC 305.4,305.5,307.1)