

EXTERIOR

WINDOWS & DOORS

- Bug and rodent proof
- Weather-tight
- Working hardware
- Free of defects

EXTERIOR WALLS

- Soffit and fascia in good repair
- House numbers in front (Visible from public way)
- Siding is weather tight and intact

PAINT

- Wood surface weather-protected
- NO peeling, chipping, caulking, flaking or otherwise deteriorated paint

FOUNDATION

- Structurally sound
- Free from holes or gaps
- Proper grading

ROOF

- Free of leaks
- Structurally sound
- No loose or missing shingles

GUTTERS

- Properly attached and drain water away from structure

CHIMNEY

- Tuck pointing/mortar in good repair
- Flue liner in good repair

PORCH / DECKS

- In good repair
- Guard railings required if over 30" above grade.

STAIRS / STEPS

- Evenly spaced
- Securely attached
- Handrails if 4 or more risers on attached stairs
- Well-maintained
- Snow shoveled at all building exit doors

LIGHTING

- All lighting shall be provided and maintained by the landlord at all exterior doors.

YARDS

- Grass and weeds cut
- Proper grading
- No litter/debris, tires, auto parts, construction debris or other miscellaneous debris in yard

STRUCTURES

GARAGES

- In good repair
- Not open to trespass
- Secured with lock(s)
- Exterior surfaces weather-protected

FENCES

- Well maintained
- Wood surfaces weather protected
- Finished side out toward neighboring properties / salvage ends down.

GARBAGE & RECYCLING

- Proper containers
- NOT overflowing
- Compost is contained

VEHICLES / PARKING

- Parking only on approved parking surfaces
- No abandoned, unlicensed or inoperable vehicles

INTERIOR

WALLS & CEILINGS

- Free from water damage
- Minimum ceiling heights 7'6"

FLOORS

- Structurally sound
- No holes
- Floor covering must be intact and secured to the floor.

HALLWAY / LANDING

- Clear pathway
- Handrails/guardrails securely attached
- Grippable handrails
- Continuous guardrails required on open sides of landings / stairways 30" or more above grade

SLEEPING ROOMS

- Proper egress or door open to the outside required
- Floor space shall be no less than 70 square feet with a 7' minimum width
- Proper light and ventilation
- Working smoke detectors
- Carbon Monoxide Detectors within 10' of all sleeping rooms

WINDOWS

- No broken / cracked glass
- Easily operable
- Capable of being held in position by window hardware
- Locks required 24 feet above grade
- Operable windows must have screens in good repair
- Storm windows required except on double pane glass or better
- Weather tight
- Window frame must be free of cracked, chipped, peeling, chalking, or flaking paint and caulk

DOORS

- Secure / Fits frame
- Proper hardware
- Weather tight & rodent proof
- Exit and entrance
- Doors require single cylinder deadbolt locks
- Storm / screen doors must be maintained and in good condition with functioning closers

KITCHEN

- Hot (120 degrees) and cold running water
- Kitchen sink must be properly connected to sanitary sewer
- Cabinets and countertops must be in good repair and furnished with surfaces that are easily cleaned.
- Supplied or provided appliances must be in good working condition and must be connected properly with approved fittings / connectors

BATHROOM

- A tub or shower properly installed, maintained and in good repair with caulking intact and hooked up to an approved water supply system.
- A washbasin properly installed, maintained and in good repair with caulking intact

- Properly installed toilet with all components intact and properly secured, maintained and functioning, and connected to an approved sewer system
- Hot and cold running water (under pressure) required to each fixture

ELECTRICAL, MECHANICAL & PLUMBING

No owner, operator or occupant shall cause any service, facility, equipment or utility, which is required under this chapter, to be removed, shut off or discontinued from any dwelling unit, except for such temporary interruptions as may be necessary while actual repairs or alterations are in process, or during temporary emergencies

ELECTRICAL

- Each rental dwelling shall have at least the equivalent of sixty (60) ampere, 3-wire electrical service
- Each dwelling unit shall have at least one branch electric circuit for each six hundred (600) square feet of dwelling unit floor area.
- Each habitable room shall have at least one floor or wall type electric convenience outlet for each sixty (60) square feet with the wiring being intact and properly maintained.
- Each bathroom, kitchen, laundry room and furnace room shall contain at least one .supplied ceiling or wall type electric light -fixture, and at least one electric convenience outlet..
- Each bathroom and kitchen shall be supplied with G.F.I. (Ground Fault Interruption) outlets.

MECHANICAL

- The ability to maintain 68 degree temperature in all habitable rooms, bathrooms and water closet compartments from September through May

PLUMBING

- All faucets must be a minimum 1 inch above spill lines on all fixtures
- All plumbing must be installed and maintained to code
- Adequate hot and cold running water must be provided to all sinks and tubs
- Waste lines must be properly installed, "S" traps not allowed
- All pipes free of defects & obstruction; properly secure & supported

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