



Rental Property Inspection Check List

Per city ordinance all rental homes will be thoroughly inspected on the exterior biannually for the following items. Routine code enforcement inspections will also be conducted throughout the year.

- Address posted** - For SFD, duplexes, and townhouses min 3 inch numbers, contrasting background, over the garage door or to the side of the garage door and fronting the designated street – 4” numbers required for apartment buildings.
- Weeds and Tall Grass** - Free from weeds or plant growth: Max 8 inches on developed lots and 12 inches elsewhere.
- Blight and health hazards** – Free of conditions that constitute health and safety hazards, create a blighting effect in the neighborhood and otherwise adversely affect adjacent properties.
- Fences** - Walls and fences shall be of high-quality materials and compatible in appearance with other building materials used on the site and maintained in good condition.
- Trash or debris** - Stored is approved enclosures screened from view .
- Parking** – Not permitted on the grass. Cannot block access by other vehicles to driveways or dedicated parking areas and garages. Oversized vehicles and/or flatbed trucks are not allowed to be parked in a residential area except for necessary loading and unloading .
- Oversized vehicles** – Over 1 ton, longer than 18 ft. or taller than 7 ft. and/or flatbed trucks, dump trucks – Not allowed in a residential area except for necessary loading and unloading .
- Inoperable vehicles:** No parking or storage on the property unless it is enclosed in a garage or other building (tags not current, no tag, flat or missing tires, etc.).
- Storage of boat, RV’s, trailers, etc.** – Violation if on residential lot more than 48 hours. OK if stored in a garage or screened from view of adjacent property & not oversized.
- Outdoor storage** – Prohibited items: appliances, furniture or items not manufactured for outdoor use, any item in disrepair, accumulation of yard waste. Play equipment must be screened when not in use.
- Garages and sheds** – Maintained structurally sound and in good repair, free of missing boards, broken doors or glass or other conditions that would allow harborage of rats or animals.
- Siding and Exterior walls** – All exterior surfaces maintained in good condition: peeling, flaking and chipped paint in areas in excess of twenty-five percent (25%) on any one side of a structure or any one identifiable component (i.e. door, garage door, window trim, etc.) shall be repaired; siding and masonry joints weather resistant and water tight; metal surfaces coated to inhibit future rust and corrosion; oxidation stains shall be removed.
- Stairs, decks, porches and balconies-** Every exterior stairway, deck, porch and balcony shall be maintained structurally sound, in good repair with proper anchorage and support.
- Insect Screens** - May 1 to Sept 30, windows and other outside opening required for ventilation of habitable rooms shall be supplied with approved tightly fitting screens, self-closing device in good working condition.
- Foundation** – All foundation walls free from open cracks and breaks and shall be kept in such condition as to prevent the entry of rodents and other pests.
- Roof, drains, and gutters** – The roof and flashing shall be sound and not admit rain. Roof drains, gutters, and downspouts shall be maintained in good repair and free from obstructions.

For copies of any of the related city ordinances above please contact Community Standards Staff at 913-477-7500.