

Common Ordinance Violations for Sales and Rentals

Below is a list of common violations found during inspections: Inspections are performed on an individual basis and may or may not include items listed below.

1. **Electric:** Electrical Certification will be required if the service is less than 100 amps, several receptacles are installed incorrectly or improper wiring is observed.
 - A. All receptacles and switches shall not be painted. All lights are to be operational.
 - B. Properly located working smoke detectors are required on each level of the dwelling and in all bedrooms. A carbon monoxide detector is required to be located within 15 feet of all sleeping areas.
 - C. If a receptacle is built into the medicine cabinet it shall be disconnected or connected to a GFCI if it is a three prong receptacle.
 - D. GFCI receptacles are required at the following locations: All kitchen counter top locations, all bathroom, all exterior, all unfinished basement areas, all crawl space, all garage, and any location(s) within six feet of water and any other potentially wet areas.
 - E. Sump and ejection pumps shall have a single gang receptacle.
 - F. Garage receptacles shall be GFCI. Minimum one wall outlet per garage. If the garage has two bays two GFCI outlets on opposite walls are required. Minimum of one overhead light per bay. The overhead door receptacle shall be a single gang receptacle and not GFCI rated. If there is no overhead door opener a single receptacle shall be provided.
 - G. No BX (armored cable) or ROMEX (non-metallic sheathed cable) is allowed. Greenfield is allowed for a single flexible whip of 6 feet or less. H. Extension cords are not approved for permanent wiring.
 - H. An exterior ground rod, a ground bonded to the water pipe where it enters the structure, a ground jumper installed across the water meter and grounding bushings shall be installed.

2. **Building:**
 - A. Walls and ceilings shall not have any holes or peeling paint.
 - B. All floors shall be properly maintained and in good condition.
 - C. Door stops are required behind every door.
 - D. All egress doors shall be able to be opened from the inside without the use of a key, tool or special knowledge.
 - E. All windows shall have locks, latches, levers or cranks, be easily operational and have tight fitting screens / storms that are in good repair. Burglar bars which require tools or special knowledge are not permitted.
 - F. Stair(s), deck(s) or porch(s) shall be in good structural condition. Handrails shall be installed and graspable. Vertical baluster maximum spacing is 4-3/8 inches.

- G. The exterior shall be maintained without any peeling or chipping paint.
- H. Mortar / masonry shall be in good condition.
- I. Glazing and caulking at windows and doors shall be in good condition.
- J. Driveways and sidewalks shall not have trip hazards and are in good condition.
Fences shall be in good condition with proper protective treatment. The good side of the fence is to be installed facing outward. Front yards are not allowed to be fenced. Remove trees and plants growing in fences.
- K. Address numbers shall be a minimum of 4 inches high with a ½” stroke, contrasting color, attached to the structure and readable from the street.

3. **Plumbing:**

- A. Water supply lines for all fixtures shall have shut-off valves.
- B. All sinks, toilets and drains shall be free from any blockage.
- C. Flexible or rubber drain lines are not permitted.
- D. Plumbing fixtures shall be functional, in good repair with no chips, cracks or damage.
- E. Bathrooms without an openable window shall have an exhaust fan.
- F. Water heaters shall have rigid supply lines (not flex lines). A TPR (temperature pressure relief) overflow tube of rigid copper or steel nonthreaded pipe terminated not more than 6 inches above the finished floor.
- G. No water shut offs are allowed on the hot water side of the water heater.
- H. Backflow preventers are not installed at all hose bibbs.