

16. **GFCI required locations**-ground fault circuit interrupters (GFCI) properly functioning and have been installed where outlets have been replaced in bathrooms, on kitchen counters, on the exterior and in garages.

17. **Address**-numbers at least four inches tall attached to building and visible from the street.

18. **Flammable liquids**-not stored, or properly stored in structures.

19. **Garbage facilities**-approved leakproof, covered outside garbage containers.

20. **Light in common hallways and exterior stairways**-common hallways and exterior stairways shall have lighting.

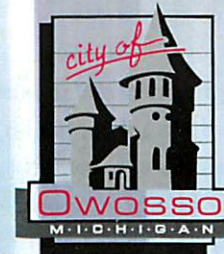
21. **Downspouts and drainage**-disconnected from sanitary sewer and drainage six-eight feet from foundation.

\* This is not a complete list of all items covered in the code, but these are the most common problem areas. Other life safety violations will be addressed as necessary.



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## Why do I need to have an inspection?

In 1990, Owosso adopted the International Property Maintenance Code establishing minimum safety, health and property standards. The International Property Maintenance Code can be viewed in its entirety at <http://ci.owosso.mi.us>.

## By doing inspections the city hopes to:

- \_ promote the safety, health and welfare of its residents,
- \_ reduce neighborhood deterioration,
- \_ protect diverse housing selection, and
- \_ improve the city's appearance to capture the essence of a charming small-town community.

## What do I need to do?

1. Schedule an inspection by calling (989) 725-0540.
2. You or your designated representative (over 18 years of age) and the tenant must be present at the inspection. **NO INSPECTION WILL BE PERFORMED WITHOUT THE PRESENCE OF THESE INDIVIDUALS.**
3. At the completion of your inspection, the responsible party will receive written notification of the results.

## Frequently-Asked Questions

What ordinance allows a code official to conduct an inspection?

The International Property Maintenance Code section 104.3: To safeguard the safety, health and welfare of the public, the code official is authorized to enter any structure or premises at any reasonable time to make inspections and perform duties under this code.

## What is the cost to me?

There is no cost associated with the rental inspection.

## Does the rental inspection replace the need for a certified home inspection?

No, this inspection is for city ordinance compliance only; it requires properties to meet the standards of the *International Property Maintenance Code*. This inspection is not an in-depth inspection of electrical, mechanical, plumbing and/or structural aspects.

## What if my property does not pass inspection?

You will be provided a written report of violations and given a reasonable time to make necessary repairs. However, if conditions are such that occupancy is unsafe, the city will declare the property uninhabitable.

## What are the consequences for not adhering to this ordinance?

It is not the city's intention to penalize property owners for the state of their property. The first priority is to work with the property owner to correct any issues. However, failure to respond and correct problems may result in legal action, including prosecution, fines and fees.

## What will be inspected?

The code enforcement officers will inspect the following.

1. **Premises**-no abandoned or inoperable vehicles, overgrown vegetation, infestation of insects or vermin, discarded household items, trash, debris or any graffiti.
2. **Exterior walls**-in good condition, no peeling paint, holes, missing sections or deterioration; basement must be secure and dry.
3. **Stairway/landing/treads/risers/guardrails/handrails**-in good condition, well secured, not loose or deteriorated.
4. **Roofs**-in good condition without leaks.
5. **Electrical panel**-multi-unit panels are identified, all breakers/fuses are labeled, and there are no exposed wires.

6. **Entry doors**-all doors and door jambs have strike plates that are secured, not loose; entry doors have a standard deadbolt with thumb latch at interior and are weather sealed.

7. **Window and window locks**-windows can be opened and closed easily and have no missing or broken glass.

8. **Heaters/furnace**-are permanently installed and properly functioning; other appliances installed according to manufacturer's guidelines.

9. **Kitchen/bathroom**-each unit has a bathroom that contains its own bathtub or shower, lavatory, toilet, and kitchen sink which are maintained in sanitary, safe working conditions.

10. **Floor covering**-coverings do not create tripping hazards or unsanitary conditions.

11. **Plumbing fixtures/piping**-properly installed with traps and in good condition without leaks or clogs; no missing handles or spouts. Anti-siphoning devices installed on faucets with hose fittings.

12. **Water heaters**-water heaters are installed in an approved location, and have an operable temperature relief valve, fastened venting and a maximum of 120 degree water temperature.

13. **Bathroom ventilation**-bathrooms have an operable window or exhaust fan.

14. **Smoke detectors required**-smoke detectors shall be installed in each sleeping room, outside of each separate sleeping area in the immediate vicinity of the bedrooms and on each additional story of the dwelling, including basements and cellars.

15. **Electrical**-general outlets, lights, switches and cover plates are installed properly and in good condition; no exposed wiring. No or few extension cords or electric heaters in the unit.