

City of Youngstown

RENTAL PROPERTY MAINTENANCE CODE INSPECTION CHECKLIST

Inspection Completed _____

Inspection Passed: Y or N

Address

Owner

Contact Number

Tenant Name

Phone

Inspector signature

Date

- | | | | |
|--|-------------------------------------|---|-------------------------------------|
| <input type="checkbox"/> Rental property | <input type="checkbox"/> registered | <input type="checkbox"/> not registered | <input type="checkbox"/> Section 8 |
| <input type="checkbox"/> Vacant Property | <input type="checkbox"/> registered | <input type="checkbox"/> not registered | <input type="checkbox"/> Vacant lot |
| <input type="checkbox"/> For Sale | <input type="checkbox"/> By Owner | <input type="checkbox"/> By Realtor _____ | |
| <input type="checkbox"/> Owner Occupied | <input type="checkbox"/> Commercial | | |

Exterior Property Areas

- 302.1 Sanitation** – exterior property shall be clean and sanitary, free of trash and debris
 - front back drive side
- 302.4 Weeds** – weeds or plant growth in excess of 6" must be removed
- 302.7 Accessory Structures** – garages, fences and walls shall be structurally sound and in good repair
- 302.8 Motor Vehicles** – no inoperative or unlicensed motor vehicle shall be on property
- 302.9 Defacement of Property**-it is the owners' responsibility to restore defaced Property
- 301.3 Vacant Structures** – shall be maintained in clean, safe, sanitary condition
- 302.5 Rodent Harborage** – property must be free of rodent harborage and infestation
Extermination is required for: rodents roaches/insects other
- 307.1 Rubbish or Garbage** – exterior & interior of all premises shall be free of accumulation of refuse and debris
 - front yard front porch back yard back porch
- 504.1 General** – all fixtures shall be in working order; no leaks or defects; safe and Sanitary

Exterior Structure

- 304.2 Protective Treatment** – all exterior surfaces shall be maintained in good condition
Exterior siding to be: repaired replaced cleaned scraped and/or painted
- 304.3 Premises Identification** – address numbers must be visible from street.
- 304.6 Exterior Walls** – must be free from holes, breaks, loose/rotting material -
weatherproof front back side _____
- 304.7 Roofs and Drainage** – roof shall be tight, not admit rain; gutters & downspouts
Maintained gutters: loose not present need repair need replaced
roof: repair replace
- 304.1 General**– property shall be maintained in good repair, structurally sound and sanitary
- 304.13 Window, Door Frames, & Skylight** – must be of sound condition, weather right and in good repair.
- 304.15 Doors** – exterior doors maintained in good condition and provided with a firmly secured, operable locking mechanism. Doors must be free of holes and splits.
Exterior door: front door side door back door repair back door

Plumbing Facilities and Fixture Requirements

- Bathrooms:** Toilets are in operable condition. Each bathroom has an operable sink with hot and cold water.
 - Bath 1 toilet inoperable sink needs repair
 - Bath 2 toilet inoperable sink needs repair
 - Bath 3 toilet inoperable sink needs repair

Mechanical Requirements

- 602.2 Residential** – heating facilities shall be capable of maintaining 68°
- 603.1 Mechanical Appliances** – shall be properly installed and maintained and operational
 - House must have operable heating system

Electrical Requirements

- 504.1 General** – all fixtures shall be in working order; no leaks or defects; safe and Sanitary
- 604.2 Service** – Dwelling units shall have a 3 wire, 120/240v, single phase service; min. 60 amps
- 605.3 Lighting Fixtures** – every hall, stair, bath, kitchen, laundry, furnace room must have 1 fixture minimum. Operable light fixtures are present in all stairways.
- 604.3 Electrical Hazards** – inadequate service, improper fusing, improper wiring, Deterioration
- 605.2 Receptacles** –
 - House has operable electrical system
 - There are no exposed wires.
 - Electrical outlets and light switches must have secured plate covers.
 - Electrical outlet (number)_____
 - Light switch (number)_____
- 605.3 Lighting Fixtures** – every hall, stair, bath, kitchen, laundry, furnace room must have 1 fixture minimum.
 - Operable light fixtures are present in all stairways

Fire Safety Requirements

- 702.1 Means of Egress** – safe, continuous, unobstructed path of travel shall be provided to public way
- 702.2 Aisles** – the required width of aisles required by Ohio Fire Code shall be unobstructed
- 702.3 Locked Doors** – doors shall be operable from egress side without keys or special Knowledge
- 704.2 Smoke Alarms** – shall be installed in R-2, R-3 & R-4 and dwellings in the following locations:
 - Outside of each sleeping area
 - In each room used for sleeping purposes
 - In each story, including basements
- 704.4 Interconnection** – wired smoke alarms shall be interconnected; one alarm activates all alarms

Other Violations:

Code/s:

Additional Comments:
