



UNIVERSITY HEIGHTS

Housing and Community Development Department Exterior Inspection Guidelines

Below are common areas violations are found, but do not represent all areas that Housing Inspectors check for violations as part of an inspection.

Address

Check for clear visibility and that the numbers are at least 2.5 inches tall.

Canopies

Check where canopy meets structure for open joints. Check for deterioration of wood parts and loose flashing.

Driveway

Check for severely spalled or broken concrete and/or uneven asphalt. Cracks larger than 1/2 inch must be repaired.

Electrical Wiring

Check exterior fixtures and outlets for waterproof construction. Check for proper clearance of overhead wiring and inspect for proper construction.

Fence

Check for structural stability, general appearance, and compliance with Zoning Code requirements for height and location.

Foundation Above Grade

Check masonry for defective block (concrete) or brick. Check steps and stoops for cracks, spalling, or improper anchoring. Check for weathertight mortar joints. Openings in piping, wiring, etc., must be weathertight.

Garage Doors

Check operating parts for excessive wear and condition of glass; see that automatic garage door opener is properly grounded and plugged directly into an approved grounded receptacle.

Garage Floor

Check for severely spalled, cracked, or heaved concrete floors. Cracks larger than 1/2 inch must be repaired.

Gutters and Downspouts

Check connection to drainage systems and inspect condition of material composition of gutters.

Lawn

Check for lawn overgrowth, noxious weeds, insect and rodent harborage, dead trees, debris, and litter.

Logs

Check to see that logs stored for solid fuel burning fireplaces are maintained at a level of eight (8) inches above grade to eliminate infestation of insects, rodents, etc.

Louvers

Should be open for ventilation but screened to keep out insects. Remove leaves and check caulking.

Paint

Check for extensive blistering, peeling, caulking, or shabby appearance.

Porches and Decks

Check general condition of porch decks, ceilings, and railings.

Roofs

Check for damaged, missing or loose shingles, and damaged flashing.

Screening

Check for torn or unfastened screening.

Siding and Trim

Check siding and trim for damage and decay.

Shrubbery

Check for overgrowth and ensure adequate clearance with public right-of-way so that vision is not impaired for pedestrian or vehicular traffic.

Window Wells

Check for blockage of drains and inspect general condition of wells.



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Housing and Community Development Department Interior Inspection Guidelines

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Smoke and CO Detectors

Check to see that one smoke detector is located on each floor level, including the basement and finished attic area, and one carbon monoxide detector is located outside the bedroom areas and in the finished attic. Check for proper operation.

ELECTRICAL

Clothes Dryer

Check appliance to make sure it is grounded properly and that it has a disconnecting capability that is readily accessible.

Fuse Panel

Check electrical panels for proper sizing of fuses or circuit breakers. Check main electrical panel for proper grounding.

Grounding

Check to see that all circuits which are required to be grounded—kitchen appliances and laundry equipment, for example—are grounded properly and that the water meter and hot water tank are bonded.

Wiring

Check electrical installation for adequate service and general condition of wiring. Look throughout the house for frayed cords, loose connections, malfunctioning switches, and outlets.

HEATING

Appliances

Check furnace, boiler, heat pump, or other heating appliances and the fuel supply for proper installation and required safety devices.

Flue Connections

Check to see that appliances have code-required vents and that they are properly connected to the chimney, so that the products of combustion are exhausted safely from the dwelling unit.

Hot Water Tank

Check to see that the energy supply to this appliance is installed properly and guarded with required safety devices. Make sure the hot water tank is grounded.

INCINERATOR

Incinerator

Check to see that all residential incinerators are properly disconnected with gas line capped and flue connection to chimney properly sealed with mortar-type material.

PLUMBING

Fixtures

Check to see that fixtures are properly installed and connected to hot and cold water supply lines, and make sure that sanitary condition of the dwelling unit is properly maintained.

Floor Drains

Check to see that drain strainers are installed and

that the traps are properly sealed with a mortar-type material.

Water Lines

Check condition of waterlines and inspect for leakage.

STRUCTURAL

Attic

Check for roof leaks and openings that may permit entry of pests. Inspect rafters, ventilation openings, chimney, and sidewalls.

Basement Floor

Check for severely spalled, cracked, and heaved concrete floors.

Basement Stairs

Check to see that stringers and treads are in sound condition and securely fastened. Check all landings for proper support.

Flooring

Check for general contour and excessive weakness or damage.

Foundation Walls

Check interior of foundation wall for weathertight construction and structural soundness

Plaster

Check plaster and drywall for excessive cracking and lath separation.

Structural Members

Check columns, beams, and wood members for general condition and deflection (sag or bow).