

## Inspection Standards

The following potential property standard issues must be investigated upon initial inspection and during required subsequent inspections until the property is no longer subject to registration.

*NOD properties are only subject to issues visible by exterior inspection unless a determination of abandonment has been made. If the property is abandoned, a full inspection is required.*

**\*\* Property conditions may be independently verified by City inspectors. \*\***

<u>Exterior Blight</u>	<u>Habitability</u> <sup>5*Please see Footnotes*</sup>	<u>Secured Openings</u>	<u>Unapproved Use or Activity</u>
Overgrowth of Vegetation	Walls damaged	Windows not closed or locked	Non-residential use of property, i.e. auto repair
Trash, Debris	Ceiling damaged	Doors not closed or locked	Addition, alteration, or improvements without proper permits or City approval
Appliances, Furniture	Floors damaged/defective	Other building openings not secured	Unapproved occupancy
Recyclables	Windows broken/inoperable	Fences to rear/sideyard(s) not in good condition (i.e. fence in disrepair, non-functioning)	
Graffiti	Doors and window trip and framing missing/damaged/defective	Gate(s) to rear/side yard(s) not locked	
Car parts	Interior doors damaged/missing		
Improper open storage	Interior stairs and landings damaged/defective/missing		
Unlicensed/Inoperable vehicle	Bathroom/Kitchen Cabinets and countertop damaged/defective/missing		
Trash can in inappropriate location	Plumbing system (faucets, vents, waterlines, gas lines) damaged/defective/missing*		
Inadequate weather protection/deteriorated paint	Plumbing fixtures (faucets, sinks, toilets, bathtubs, etc.) damaged/missing		
Razor wire (per OMC 17.102.420)	Hot water heater damaged/missing		
Deteriorated screen fencing	Heating system (furnace, heaters, thermostat) damaged/missing		
	Electrical system (wiring, subpanel, circuits) damaged/missing*		
	Electrical fixtures (light fixtures, switches, outlets) damaged/defective/missing		
	Smoke detectors damaged/missing		
	Vector infestation (e.g. rates, mice, cockroaches, insects)*		
	Roof damage that caused/contributed to extensive mold*		
	Lack of quick-release mechanisms on security bars over sleeping room windows		
	Lack of required light, ventilation, required minimum floor area, or required ceiling height in a habitable room		

<sup>5</sup> The habitability standards apply to **REO Lawfully Occupied** properties.

\* The habitability standards with an asterisk apply to **NOD Vacant and Abandoned** and **REO Vacant** properties.