

KIDDER TOWNSHIP

Code Enforcement Officer

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www.kiddertownship.org

RENTAL AND RESALE HOUSING INSPECTION

To assist you in maintaining your premises and to help you gain prompt compliance and issuance of a Certificate of Occupancy, the following is a list of **SOME common code violations**. If you can check these items and correct them prior to the inspection, you can help reduce time and the inconvenience of subsequent re-inspections.

1. Operable smoke detectors must be located on each floor (including basement and garage), in each bedroom and in the proximity of bedrooms. Install to manufacturer's specifications.
2. Screens must be in good repair.
3. Windows must be working and in good repair with proper sashes and control.
4. Doors must be in good working order.
5. Combustible storage must be removed from boiler room, furnace room, basement, cellar and/or crawl space.
6. Required handrails must be securely in place on stairs and decks.
7. Bathtubs and showers must be caulked properly.
8. Junk, trash and miscellaneous debris must be removed from interior/exterior areas and the yard.
9. All exterior walls should be painted or treated so that moisture cannot get to the wood.
10. Fireplace and damper must be clean and in working order and chimney should be cleaned yearly.
11. Electrical service panel must be indexed.
12. House numbers must be installed and clearly visible from the road in both directions.
13. Dryer vents must be of manufacturer specified material (metal) and vented to the outside.
14. Hot water heater must have vent to code by extending relief valve to the floor using 3/4 inch tubing.
15. Guardrails must meet minimum code requirement.
16. Fire separation integrity must be maintained between attached garage and house.
17. Exit doors must have thumb style lock and not a key style deadbolt.
18. Sliding door locks must function. Barring door with wood or metal bar is not acceptable.
19. Carbon monoxide detectors that comply with UL2034 are required between fireplace and sleeping quarters and on all other floors and lofts with sleeping quarters.
20. Hot tubs must have a locking device for the cover.
21. Outlets in kitchen, bathrooms and all exterior outlets must be GFI protected and labeled "GFI Protected".
22. **Mount** visible fire extinguisher in kitchen that is UL rated (A, B and C).
23. For RENTAL properties only, post all information required pursuant to Section 6(B)(1)(a) thru (f) of the Short Term Rental Ordinance (page 4 of the ordinance) which you can review at kiddertownship.org under the Zoning and Building tab, Short Term Rental Application and Procedures (page 14 of the packet).

These items may be easily checked prior to the inspection and corrected. By taking steps to avoid common problems, you can assist yourself and the Township and reduce your inspection time.

If you installed a hot tub or performed any remodeling projects without the proper township permits, you will be required to complete the appropriate permit application(s) and undergo additional inspection(s). Please check with the Township regarding permits and code requirements prior to performing any work on your property.

Thank you.