

TIPS TO HELP YOU WITH YOUR **MECHANICAL** RENTAL INSPECTION

FURNACES TWO YEARS OR OLDER: HAVE LICENSED HEATING CONTRACTOR (MUST BE CURRENTLY REGISTERED WITH BROWNSTOWN TOWNSHIP) CHECK HEAT EXCHANGER AND SAFETIES – SUBMIT A COPY FOR OUR FILES.

ALL GAS LINES TO FURNACE, WATER HEATER, STOVE AND DRYER REQUIRE A LEVER HANDLE SHUT OFF VALVE NEAR UNIT. CAP OR PLUG ANY OPEN GAS LINES. SECURE AND SUPPORT ALL GAS PIPING. SADDLE VALVES MUST BE REPLACED WITH TEES. FLEXIBLE CONNECTOR NOT APPROVED ON FURNACE OR WATER HEATER. UNION AND DRIP TEES ARE REQUIRED ON FURNACE AND WATER HEATER GAS PIPING.

INCINERATOR: REMOVE, CAP GAS OPENING AND CEMENT CHIMNEY OPENING.

CHIMNEY: MUST BE IN GOOD CONDITION, VENT PIPES SEALED / CEMENTED AND HAVE ACCESSIBLE CLEAN OUT.

FLUE PIPES: PROPER PITCH ($\frac{1}{4}$ " UP PER FOOT MIN) – GALVANIZE PIPE IN GOOD CONDITION – SEALED / CEMENTED AT CHIMNEY – SCREWS AT EACH JOINT / CONNECTION.

HUMIDIFIER: GOOD WORKING CONDITION. REPAIR IF NEEDED OR REMOVE.

DRYER VENT: MUST BE 4" AND METAL (PLASTIC IS NOT ALLOWED) AND SCREWS AND POP-RIVETS ARE NOT ALLOWED.

GRILLS: SECURE TO WALL.

DUCT WORK: MUST BE SECURE. REPAIR ANY DAMAGE, AIR BALANCING DAMPERS REQUIRED IN SUPPLY DUCTS.

HEATING: MUST BE PROVIDED TO ALL ROOMS. A MEANS OF RETURN AIR REQUIRED FROM ALL ROOMS EXCEPT BATH AND KITCHEN IN WARM AIR HEATING SYSTEMS.

BATHROOMS: REQUIRE VENTING.

THE ABOVE INFORMATION COVERS THE AREA THAT MOST OF THE VIOLATIONS ARE FOUND AND WE HOPE IT IS HELPFUL TO YOU. THE INSPECTOR MUST FOLLOW THE STATE OF MICHIGAN MECHANICAL CODE WHEN DOING THE INSPECTION AND THE ABOVE IN NO WAY COVERS THE COMPLETE CODE.

EXTERIOR HOUSE, GARAGE AND GROUNDS

1. Install paved off-street parking spaces as required; concrete sidewalks, driveways and steps in good repair.
2. Chimneys, foundation, porches, and brickwork require tuck pointing as needed.
3. Porches and stairs over 30" high require hand and guard rails.
4. All peeling painted surfaces to be scraped and re-painted.
5. Storm doors, windows and screens in place and working.
6. No broken or boarded windows.
7. Gutters, soffit, fascia, and downspouts in place and in good repair.
8. Ground sloped away from house for positive drainage.
9. Fence requires maintenance.
10. No junk, debris, high weeds or noxious trees.
11. Address numbers (minimum of 4 inches high with a minimum stroke width of 0.5 inches) to be plainly legible and visible from the street or road fronting the property.

INTERIOR

1. All detectors shall be approved and listed and shall be installed in accordance with the manufacturers instructions. 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 but not including crawl spaces and uninhabitable attics.)
2. Handrail on all stairs over 3 steps.
3. Block open sides of stairways.
4. No basement sleeping rooms (unless approved).
5. Repair or paint basement walls and leaks.
6. Floor surfaces and coverings in good repair. & Water tight in kitchen and bathroom.
7. No double cylinder key locks – thumb turn from inside.
8. All walls and ceilings in good repair.
9. All peeling paint scraped and painted.
10. No concrete laundry tubs.
11. All windows properly glazed and working properly.
12. Unit required to be clean and sanitary, free from infestations.

ELECTRICAL INSPECTION CHECK LIST

1. Increase electrical service to minimum of (3) wire 100 amperes.
2. Provide a switch controlled light at entrance doorway, front, rear, side.
3. Provide wall switch to control ceiling fixture in all rooms.
4. Provide a switch controlled ceiling light or wall light in bathroom.
5. Provide a switch controlled ceiling light in kitchen.
6. Provide a switch controlled ceiling light / switch controlled duplex.
7. Provide additional duplex electrical receptacles conveniently located:
 Bedroom, dining room, bathroom, living room, kitchen & recreation rooms.
8. Install multiple switch control at head and foot of stairs to second story and basement, with a lighting outlet so placed to adequately illuminate stairs.
9. Install additional lighting outlets in basement so as to provide one lighting outlet per each 200 square feet of floor space.
10. Provide a separate wall mounted 20 ampere laundry circuit.
11. Provide at least one lighting outlet in basement toilet room, basement furnace room, basement utility room.
12. Install correct ampere rated type "s" fuses.
13. Repair / replace defective electrical receptacle(s), wall switches, fixtures, ceiling fixtures in rooms as needed.
14. Discontinue use of extension cords in lieu of permanent wiring where needed.
15. Remove / protect surface wiring located below joists or on walls.
16. Replace missing cover plates on receptacles and switches in rooms as needed.

17. Provide junction box for open splice wiring as needed.
18. Replace / remove unapproved wiring.
19. Install separate 20 amp circuit for kitchen, supplying (3) duplex outlets.
20. Provide separate 15 amp minimum circuit for furnace.
21. Jumper water meter with a No. 6 minimum copper conductor using approved ground clamps.
22. Remove unused wiring.
23. Replace equipment covers.
24. Install smoke detector.
25. Ground kitchen and laundry outlets, and bathroom outlets.
26. Wire pool to code.
27. GFCI receptacles are necessary: In all receptacles in bathrooms; any plug within six feet of a kitchen sink; and any plug outdoors or in a garage.

RESIDENTIAL CHECKLIST FOR PLUMBING VIOLATIONS

1. Must have A.V.B. on all hose bibs, and laundry faucets.
2. Repair all leaks on water pipes and drips at faucets.
3. Touch up all chipped porcelain sinks and bath tubs.
4. Clean all fixtures.
5. Must have anti-siphon ballcock installed to code in all toilets. This means 1" air gap between overflow tube and inlet side of ballcock.
6. Replace any missing or broken cleanout plugs and floor drain strainer covers.
7. Replace all S-traps and traps with deep trap seals; minimum seal is 2" maximum 4"; sink traps and P-traps are acceptable.
8. Water meters must have full open valves on both sides of meters; full open valves cold side of water heater.
9. Outside hose bibs must have stop and waste valve.
10. Cement laundry tubs must be replaced. Old drum traps, also.
11. T & P valve on hot water tank must be rigid pipe. No PVC. No threads at end of pipe. Minimum from floor 2", maximum 4".
12. You must not have copper and galvanized pipe connections unless dielectric unions are used.
13. Remove saddle valves from water lines. This is usually valves for humidifiers and ice-makers.
14. No water heaters in bathrooms or bedroom.
15. Connections between PVC and cast iron must be made with a Fernco Coupling, or approved adapter.
16. Caulk the base of all toilets.
17. Remove all black pipe installed with water lines.
18. Secure laundry tubs to floor and secure laundry tub faucet to tub with laundry tub block made of plastic or rubber galvanized metal.
19. Base of all showers must be waterproof.
20. No homeowner plumbing permits, a licensed plumbing contractor is required.
21. Permits must be pulled and paid for before job repairs start; permits are good for six months only.