

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>	<u>Secured Openings</u>	<u>Unapproved Use or Activity</u>
	⁵ *Please see Footnotes*		
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. rats, 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		

⁵ 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.