RENTAL / NON-OWNER OCCUPIED INSPECTION
FAIRWAY MUNICIPAL CODE, CHAPTER 6, ARTICLE III. PROPERTY MAINTENANCE
ORDINANCE NUMBER 1304
INTERNATIONAL PROPERTY MAINTENANCE CODE (IPMC), EDITION 2000

Inspector: __________________________________ Date: ______________ Time: ____________ (a.m)(p.m.)

EXTERIOR PROPERTY AREAS

( ) 302.1 SANITATION (accumulation of trash & debris, yard waste, rubbish, and/or garbage)

( ) 302.2 WATER DRAINAGE / RUNOFF & GRADING (not to discharge onto adjacent property, standing or stagnant water)

( ) 302.3 SIDEWALKS & DRIVEWAYS (unsafe or damaged)

( ) 302.4 GRASS / WEEDS (grass that exceeds 10” or noxious weeds) (ex: poison ivy)

( ) 302.5 RODENT HARBORAGE (any form of nesting material)

( ) 302.6 EXHAUST VENTS (discharge of gases, steam, vapor, hot air, grease, smoke or orders)

( ) 302.7 ACCESSORY STRUCTURES (must be maintained clean and sanitary)

( ) 302.7 FENCE & GATES (maintained in good repair and safe condition)

( ) 302.7.2 SWIMMING POOLS/SPAS (must be maintained clean & sanitary, gates must be self-closing & locked)

( ) 302.9 DEFAACEMENT OF PROPERTY (marking, carving or graffiti)

( ) 303.1 GENERAL (exterior property shall be maintained)

( ) 303.2 PROTECTIVE TREATMENT (exterior paint must be maintained from peeling)

( ) 303.3 PREMISES IDENTIFICATION (Arabic numerals or alphabet letters 4” high x 0.5” wide)

( ) 303.4 STRUCTURAL MEMBERS (damage to exterior walls)

( ) 303.5 FOUNDATION WALLS (damage to foundation)

( ) 303.6 EXTERIOR WALLS (must be weatherproofed and coated)

( ) 303.7 ROOFS AND DRAINAGE (roof must be watertight and properly drains from building)

( ) 303.8 DECORATIVE FEATURES (maintained in good repair and safe condition)

( ) 303.9 OVERHANG EXTENSION (eaves, awnings or canopies maintained, and gutters)

( ) 303.10 STAIRWAYS, DECKS, PORCHES & BALCONIES (any unsafe damage)
303.11 CHIMNEYS AND TOWERS (loose bricks, unsafe or damaged)
303.12 HANDRAILS AND GUARDS (damaged, loose or missing)
303.13 WINDOW, SKYLIGHTS AND DOOR FRAMES (water tight and secure)
303.13.1 GLAZING (damaged or broken windows)
303.13.2 OPENABLE WINDOWS (egress windows required in all bedrooms)
303.14 INSECT SCREENS (required on all open areas of windows, to be intact and free of holes/tears)
303.15 DOORS (good condition and secure)
303.16 OPEN BASEMENT HATCHWAYS (covered and secure)
303.17 GUARDS FOR BASEMENT WINDOWS (covered and secure)

( ) 5-4 TRASH BURNING PROHIBITED (no open burning allowed)
( ) 12-31 TRASH CONTAINERS ARE REQUIRED TO BE SCREENED (out of view of the street)
( ) 12-31 TRASH CONTAINERS STORED IN FRONT OF THE BUILDING LINE
( ) 12-31 TRASH/RECYCLING CONTAINERS STILL AT CURB 24 HRS AFTER COLLECTION
( ) 11-60 TRAFFIC HAZARD (Vegetation blocking the view of traffic)
( ) 11-61, 6-19 UNSAFE DEAD OR DAMAGED TREES/SHRUBS
( ) 11-61 DISEASED OR INFECTED TREES
( ) 11-62 STORAGE OF WOOD FROM DISEASED, INFECTED TREES
( ) 6-22 INOPERABLE/DISABLED VEHICLE (No exterior storage)
( ) 6-22 NON-REGISTERED/TAGGED VEHICLE
( ) 10-58 VEHICLE PARKED ON LAWN
( ) 6-55 BOAT/TRAILER/CAMPER IN FRONT OF BUILDING LINE/12 HRS (Includes utility)
( ) 6-55 OVERSIZED VEHICLE (exceeds 28 feet, exceeds 18,000 pounds, or exceeds 7 ½ feet in width)
( ) 6-55 BOAT/TRAILER/CAMPER TO BE STORED ON PAVED SURFACE (including side/backyard)
( ) 15-851 NO BUILDING PERMIT (Construction projects without permit)
( ) 15-851 NO BUILDING PERMIT POSTED (Must be in view and seen from the street)
( ) 15-298 POOL GATE NOT LOCKED (Requires self-closing self-latching gate)

RESULTS OF INSPECTION

Complies with Chapter 7, Article IV. of the Fairway Municipal Code
YES NO
Complies with applicable building/structure code and IPMC
YES NO

The City Clerk Should / Should not issue the 2018/2019 rental license.

WARNING LETTER TO BE SENT
YES NO

Remarks for Warning Letter:

EARNED INSPECTION WAIVER FOR 2019/2020
YES NO

Building Inspector/Codes Administrator:____________________________ Date:____/____/____