CITY OF GRESHAM – RENTAL HOUSING INSPECTION PROGRAM

1333 NW Eastman Parkway, Gresham, OR 97030 – Phone: (503) 618-2248

PROPERTY: **CASE NUMBER:**

INSPECTION: **INSPECTOR:**

INSPECTION DATE:

(Owner/Agent on site during inspection?)

Office Use Only: CV

PROPERTY MAINTENANCE NOTICE

INTERIOR INSPECTION CHECKLIST

Where noted (*) one or more building permits may be required. To verify permit requirements, contact the City of Gresham Building Division at (503) 618-2845.
All required permit inspections must be completed and approved before the relevant violation(s) can be considered resolved.

GENERAL

☐ General Interior

☐ Excessive accumulation of rubbish or garbage *(IPMC 307)*	
☐ Presence of insect and/or rodent infestation *(IPMC 308.1)*	
☐ Unmaintained surfaces *(IPMC 305.3): i.e. defective paint, plaster, wood, walls, counters, ceilings, floors, etc.*	
☐ Other:	

Comments:

☐ Interior Dampness/Mold/Moisture

☐ Visible mold present (*IPMC 305.3.1)*	
☐ Visible water damage (*IPMC 305.3.1)*	
☐ Interior dampness *(IPMC 305.3.1)*	
☐ Other:	

Comments:

☐ Appliances (Stove, Refrigerator, etc.)

☐ Inoperable / Missing *(IPMC 603.1)*	
☐ Not in safe working condition *(IPMC 603.1)*	
☐ Other:	

Comments:

FIRE/LIFE/SAFETY

☐ Smoke Detector

☐ Not operational (*IPMC 704.1)*	Smoke alarms shall be installed and maintained at the following locations: 1. Outside of each separate sleeping area in the immediate vicinity of bedrooms 2. In each room used for sleeping purposes 3. In each story within a dwelling unit, including basements and cellars. (Follow manufacturer's installation instructions.)
☐ Improper number (*IPMC 704.2)*	
☐ Improper location (*IPMC 704.2)*	
☐ Battery taken out (*IPMC 704.1)*	
☐ Other:	

Comments:

SAMPLE

☐ Emergency Exits (Egress)

☐ Unsafe, non-continuous and/or obstructed path to the public way *(IPMC 702.1)*	
☐ Other:	

Comments:

STRUCTURAL

☐ Interior Stairs

☐ In disrepair *(IPMC 305.4)*	
☐ Not capable of supporting normally imposed loads *(IPMC 305.4)*	
☐ Other:	

Comments:

☐ Interior Handrails/Guardrails

☐ In disrepair / Not firmly fastened *(IPMC 304.12)*	
☐ Not capable of supporting normally imposed loads *(IPMC 305.5)*	
☐ Handrail measured height < 30" or > 42" *(IPMC 306.1)*	
☐ Guardrail measured height < 30" *(IPMC 306.1)*	
☐ Other:	

Comments:

☐ Front/Back Doors

☐ Not operational / In need of repair *(IPMC 304.15)*	
☐ No deadbolt lock installed / Lock installed improperly *(IPMC 304.15, IPMC 304.18.1 & IPMC 702.3)*	
☐ Double–keyed deadbolt / Improper lock present *(IPMC 304.18.1)*	
☐ Not in sound condition, good repair, or weather tight *(IPMC304.13)*	
☐ Other:	

Comments:

☐ Windows

☐ Not operational / In need of repair *(IPMC 304.13)*	
☐ Not easily openable and/or not capable of being held open in position *(IPMC 304.13.2 & IPMC 304.13.5)*	
☐ Inoperable/missing window sash locking device *(IPMC 304.18.2)*	
☐ Cracked, broken or missing panes *(IPMC 304.13.1*	
☐ Other:	

Comments:

SAMPLE

MECHANICAL

☐ Heating/Ventilation Systems

☐ Heat source inadequate of maintaining year round temperature of 68° *(IPMC 602.2)*	
☐ Illegal heat source *(IPMC 602.2)*	
☐ Inadequate ventilation for bathroom *(IPMC 403.2)*	
☐ Bathroom exhaust fans not vented to outside of building *(IPMC 403.2)*	
☐ Kitchen exhaust fans not vented to outside of building *(IPMC 403.4)*	
☐ Inoperable kitchen exhaust *(IPMC 403.4)*	
☐ Other:	

Comments:

PLUMBING

☐ Plumbing Systems

☐ Hot water heater inoperable or improperly installed *(IPMC 505.4)*	
☐ Water heater incapable of delivering at 120° F *(IPMC 505.4)*	
☐ Required plumbing fixture(s) missing *(IPMC 502.1)*	
☐ Missing/Inoperable temperature pressure relief valve *(IPMC 505.4)*	
☐ Missing/Improperly installed water heater discharge pipe *(IPMC 505.4)*	
☐ System obstructions, leaks and/or defects *(IPMC 504.1 & IPMC 506.2)*	
☐ Required fixture(s) not in good working condition *(IPMC 504.1)*	
☐ Plumbing system presents hazard(s) to occupants *(IPMC 504.3*	
☐ Other:	

Comments:

ELECTRICAL

☐ Electrical Systems

☐ Exposed wiring present *(IPMC 604.3)*	
☐ Overloaded circuit(s) *(IPMC 604.3)*	
☐ Cover plate(s) damaged or missing *(IPMC 604.3)*	
☐ Receptacle(s) damaged and warrant replacement (*Must be replaced with GFCI if required)* *(IPMC 604.3&2)*	
☐ Light fixture(s) inoperable, missing or damaged *(IPMC 604.3)*	
☐ Other:	

Comments:

ADDITIONAL INFORMATION/COMMENTS

CARBON MONOXIDE DETECTORS

Installation Required: Carbon monoxide alarms/detectors shall be located in each bedroom or within 15 feet outside of each bedroom door. Bedrooms on separate floor levels in a structure consisting of two or more stories shall have separate carbon monoxide alarms serving each story. (OAR 837-047-0100) (ORSC R315.2)

Power Source: Single station and combo carbon monoxide alarms/detectors shall be battery operated, or may receive their primary power from the building wiring system. Plug in devices securely fastened to the structure and installed in accordance with the manufacturer's installation instructions are deemed to satisfy this requirement. Hard wired and plug-in carbon monoxide alarms shall be equipped with battery back-up. (ORSC R315.4.1)(ORSC R315.4.3)

Listing Requirements: Single station carbon monoxide alarms -UL 2034, UL 217. (ORSC R315)
Combo smoke/carbon monoxide alarms - UL 2034, UL 217, ANSI/UL 2075, ANSI/UL 268. (ORSC R315)

GRC 10.30.035 adopts and amends the International Property Maintenance Code, 2006 Edition ("IPMC"). All references to IPMC code sections can be found on line at http://www.greshamoregon.gov/city/city-departments/community-development/rental-inspections/ under "Property Maintenance Code."

SAMPLE