

CITY OF GRESHAM – RENTAL HOUSING INSPECTION PROGRAM

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

PROPERTY: CECADD

CASE NUMBER: CASENO

INSPECTION:

INSPECTOR:

INSPECTION DATE:

(Owner/Agent on site during inspection?)

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 Permit Center at (503) 618-2845.
 All required permit inspections must be completed and approved before the relevant violation(s) can be considered resolved.

1. Category: **General Interior**

Violation	Comments
■ Presence of insect and/or rodent infestation (IPMC 308.1)	
■ Surface(s) significantly decayed, defective, or in damaged condition (IPMC 305.3)	
■ Visible significant presence of mold, dampness, water damage (IPMC 305.3.1)	
■ Appliance(s) not in safe working condition (IPMC 603.1)	

2. Category: **Smoke Detector/Carbon Monoxide Detector**

Violation	Smoke Detectors		Carbon Monoxide Detector	Comments
Not operational	<input type="checkbox"/> (IPMC 704.1)		<input type="checkbox"/> (ORSC R315.4.1)	
Improper number	<input type="checkbox"/> (IPMC 704.2)		<input type="checkbox"/> (ORSC R315.2)	
Improper location	<input type="checkbox"/> (IPMC 704.2)		<input type="checkbox"/> (ORSC R315.2)	
Battery taken out	<input type="checkbox"/> (IPMC 704.1)		<input type="checkbox"/> (ORSC R315.4.1)	

3. Category: **Emergency Exits**

Violation	Comments
■ Unsafe, non-continuous and /or obstructed path to the public right of way (IPMC 702.1)	

4. Category: **Interior Stairs**

Violation	Comments
■ Not in sound condition or in disrepair (IPMC 305.4)	

5. Category: **Interior Handrails/Guardrails**

Violation	Comments
■ In disrepair/Not firmly fastened (IPMC 305.5)	
■ 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)	

6. Category: **Front/Back Doors**

Violation	Comments
■ Not operational/Not in sound condition/In need of repair (IPMC 304.15 & 304.13)	
■ 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)	

7. Category: **Windows**

Violation	Comments
■ 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 if window is w/in 6ft. of ground (IPMC 304.18.2)	
■ Cracked, broken or missing panes (IPMC 304.13.1)	

8. Category: **Heating/Ventilation Systems**

Violation	Comments
■ Heat source inadequate of maintaining year round temperature of 68° (IPMC 602.2)	
■ Illegal heat source (IPMC 602.2)	
■ Inadequate bathroom or laundry room exhaust fan ventilation (IPMC 403.2)	
■ Inadequate kitchen exhaust fan ventilation (IPMC 403.4)	

9. Category: **Plumbing Systems**

Violation	Comments
■ 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)	
■ Plumbing system presents hazard(s) to occupants (IPMC 504.3)	
■ Required fixture(s) not in good working condition (IPMC 504.1)	

10. Category: **Electrical Systems**

Violation	Comments
■ Exposed wiring present (IPMC 604.3)	
■ Cover plate(s) damaged or missing (IPMC 604.3)	
■ Receptacle(s) damaged, will not hold plug, and warrant replacement (IPMC 604.3) (Must be replaced with GFCI if required per IPMC 605.2)	
■ Electrical system poses hazard to occupants or structure (IPMC 604.3)	
■ Dwelling unit has inadequate electrical service (IPMC 604.2)	
■ Light fixture(s) inoperable, missing or damaged (IPMC 604.3)	