



CITY OF OAKDALE HOUSING MAINTENANCE INSPECTION LIST

CITY OF OAKDALE BUILDING DIVISION
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The following items are to be used as a general guide in helping prepare you for the rental inspection. We have the most recent version of the International Property Maintenance Code, which is available for viewing at City Hall. By checking these items a week before your scheduled inspection we will all benefit from time saved with the inspection and re-inspection, if need be.

Exterior Yard:

- The yard should be free of trash, rubbish, and waste materials. Such as garbage bags, auto parts, construction materials, tree branches, appliances, tires, metals etc.
- All motor vehicles are to be currently licensed and operable when parked on the driveway. Parking not allowed on the grass.
- Accessory structures are to be in good repair. This includes fences, sheds, detached garages, retaining walls, swimming pools.
- Garbage cans shall be available for garbage disposal. Containers are to be stored on the side property area or in the garage.
- There's an ordinance against feeding the wildlife due to damage occurring on neighboring land.

Dwelling Exterior:

- Address numbers visible on the house front.
- Exterior walls, foundations, and roofs shall be weather tight and in good repair.
- Peeling paint, rotten siding, and broken windows must be repaired or replaced.
- Every window, other than a fixed window shall open easily and have an insect screen.
- All exterior doors shall have a deadbolt lock with a throw of not less than 1 inch.
- Stairways, decks, porches and balconies shall be maintained and structurally sound.
- Handrails and guardrails are to be secured and capable of supporting loads.

Dwelling Interior:

- Smoke detectors are to be audible and installed on every level and inside every bedroom of the dwelling. (HAVE BATTERIES READY)
- Carbon monoxide detector needs to be installed 10 feet from bedrooms. (HAVE BATTERIES READY)
- All switch and receptacle covers are to be in place. Bare wires are not to be exposed. All light fixtures have globes covering the bulbs.
- Extension cords are not allowed as permanent wiring.
- All plumbing should be tight with no dripping faucets or leaking traps. Water heaters to have T&P over flow pipe within 18" of floor.
- Sump pumps are to discharge outside and not into the laundry tub.
- Clearances from furnace flue stacks, electrical panels, water heaters, and furnaces should be maintained.
- All bathroom fans are to be operational.
- Tile or non-absorbent surface by the tub and shower is to be caulked and free of mold.
- Flooring and walls are to be intact. Cabinet doors and drawers are to be operable.
- Handrails/ guardrails are to be structurally maintained.
- Metal dryer vents to be hooked up and vented outside. Plastic vents are not allowed.
- Maintain fire wall between house and garage. No holes in the sheetrock.
- All interior and exterior stairs with 4 or more risers are required to have a handrail on one side of the stairs.