

City of Westland

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RESALE/RENTAL INSPECTION INFORMATION

The items listed below are a summary of what the City Inspector will be looking for during the inspection.

The property or unit will be checked for health, safety, and items violating the Property Maintenance Codes.

Please note - This is only a *highlight* of the items that may be listed for repair. All work that requires a permit shall be noted. Any previous work that was completed without permits will require that a permit be issued and appropriate inspections completed.

Exterior

- **Premises Identification:**

Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum 4 inches (102 mm) high with a minimum stroke width of 0.5 inch (12.7 mm).

- **Sanitation:**

All exterior property and premises shall be maintained in a clean, safe, and sanitary condition.

- **Weeds:**

All premises and exterior property shall be kept free from weeds.

- **Rodent Harborage**

All structures and exterior property shall be kept free from rodent harborage and infestation.

- **Accessory Structures:**

All accessory structures, including detached garages, sheds, fences and walls, shall be maintained, structurally sound, and in good repair to all city ordinances.

- **Swimming Pools:**

Swimming pools shall be maintained in a clean and sanitary condition, and in good repair.

- **Sidewalks/Driveways:**

All sidewalks, walkways, stairs, driveways, parking spaces, and similar areas shall be kept in a proper state of repair, maintained free from hazardous conditions.

- **Exterior Structure:**

The exterior of a structure shall be maintained in good repair, structurally sound, weather tight, and sanitary so as not to pose a threat to public health, safety, or welfare.

- **Foundation Walls:**

All foundation walls shall be maintained, plumb, and free from open cracks and breaks and shall be kept in such condition to prevent the entry of rodents and other pests.

- **Stairways/Decks/Porches/Balconies:**

Every exterior stairway, deck, porch, and balcony and all appurtenances attached thereto, shall be maintained, structurally sound, in good repair and with proper anchorage, capable of supporting the imposed loads.

- **Handrails/Guards:**

Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.

- **Windows/Skylights/Door Frames:**
Every window, skylight, door and frame shall be kept in sound condition, good repair, and weather tight.
- **Operable Windows:**
Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.
- **Insect Screens:**
Every door, window, and other outside opening shall be supplied with approved tightly fitting screens and every screen door shall have a self-closing device in good working condition.

Interior

- **General:**
The interior of a structure and equipment therein shall be maintained, in good repair, structurally sound and in a sanitary condition.
- **Occupancies:**
Occupants shall keep that part of the structure which they occupy or control in a clean and sanitary condition. Every owner of a structure containing a rooming house, housekeeping units, a hotel, a dormitory, two or more dwelling units, or two or more non-residential shall maintain, in a clean and sanitary condition, the shared and/or public areas of the structure and exterior property.
- **Structural Members:**
All structural members shall be maintained, structurally sound, and be capable of supporting imposed loads.
- **Interior Surfaces:**
All interior surfaces, including windows and doors, shall be maintained in good, clean, and sanitary condition. Peeling, chipping, flaking, or abraded paint shall be repaired, removed, or covered. Cracked or loose plaster, decayed wood, and other defective surface conditions shall be corrected.
- **Stairs/Walking Surfaces:**
Every stair, ramp, landing, balcony, porch deck, or other walking surface shall be maintained in sound condition and good repair.
- **Handrails/Guardrails:**
Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.
- **Interior Doors:**
Every interior door shall fit reasonably well within its frame and shall be capable of being opened and closed by being properly and securely attached to jambs, headers, or tracks as intended by the manufacturer of the attachment hardware.
- **Heating:**
Dwellings shall be provided with heating facilities capable of maintaining a room temperature of 68° F (20° C) in all habitable rooms, bathrooms, and toilet rooms. Cooking appliances shall not be used to provide space heating to meet the requirements of this section. All heating equipment will require cleaning and safety inspection conducted by a licensed mechanical contractor. You must submit a copy of the City of Westland furnace certification form showing the test results.
- **Fireplaces:**
All natural solid fuel fireplace (whether converted or not) require a cleaning of the flue or chimney and a visual safety inspection by a licensed chimney contractor.
- **Electrical System Hazards:**
Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard. Screw in fuses must be type S only.



- **Receptacles:**
Every habitable space in a dwelling shall contain at least two separate and remote receptacle outlets. Every laundry area shall contain at least one grounded type receptacle with a ground fault circuit interrupter. Every bathroom shall contain at least one outlet with ground fault circuit interrupter protection. Any outlets in the kitchen, within 6 feet (1.83m) of the sink are required to have ground fault circuit interrupter protection. All painted switches and outlets need to be replaced.
- **Locked Doors:**
All means of egress doors shall be readily operable from the side from which the egress is to be made without the need for keys, special knowledge, or effort. (No keyed locks on bedroom doors.)
- **Emergency Escape Openings:**
Required emergency escape openings shall be maintained in accordance with the code. Required emergency escape and rescue openings shall be operational from the inside of the room without the use of keys or tools.
- **Smoke Alarms:**
On the ceiling or wall outside each separate sleeping area in the intermediate vicinity of the bedrooms, one per floor, including the basement. Also there is to be one smoke detector located in each sleeping area/room.
- **Laundry Tray/Tub:**
Secure to floor, vacuum breaker on threaded faucet.
- **Outside Faucet:**
Vacuum breakers on all exterior hose bibs.
- **Kitchens:**
Condition of sink/stopper, dishwasher (air gap on drain), walls, and floors must be watertight.
- **Bathrooms:**
Condition of water closet, shower stall, bathtub/stopper, lavatory basin/stopper, stability of vanity, fan vented to the outside or operable window, floor, walls, ceiling, door.
- **Dryer:**
Gas or electric clothes dryers that require a vent to the outside shall be installed with metal flexible or ridged metal pipe, duct tape or clamped joints. Must be less than 25 feet (7.62m) in total length.

