

## Commonly noted property maintenance deficiencies

The following list includes common code deficiencies cited during property maintenance inspections. This list is for example purposes only. Every inspection is different and correction notices widely vary.

- Garages and storage sheds with rotted wood or structurally compromised, including leaning walls and collapsing roofs.
- Electric garage door openers with inoperable safety devices or wired with extension cords.
- Deterioration of masonry fireplaces and chimney.
- Bare wood or peeling paints on exterior surfaces.
- Missing or damaged roofing, siding, soffits, fascia, and gutters.
- Furnaces and boilers showing signs of deterioration (rust, etc.) and/or that are over 20 years of age will require a furnace inspection by a current City of St. Louis Park licensed mechanical (heating) contractor, including but not limited to venting, high-low temperature switch, proper drafting and gas connections and testing for determining heat exchanger integrity.
- Inoperable or missing smoke detectors — At least one smoke detector is required on each level of the home, including immediately outside all bedrooms. Smoke detectors are also required in sleeping rooms if a construction permit has been obtained after 2003. Smoke detectors must be testable and not connected to a home security system.
- Missing, damaged or non-complying handrails and guardrails.
- Interior doors swinging over stairways inside the home are a safety hazard and not allowed.
- First floor windows without locking devices. Windows that are stuck or painted shut. Broken windows or damaged screens. Glazing compound loose or missing.
- Water heater overflow pipe on temperature relief valve terminates higher than 18 inches above the floor, overflow pipe may not be threaded at outlet.
- Added or altered plumbing or electrical wiring with no permit or inspection history.
- Missing sewer cleanout plug or floor drain cover.
- Missing or unsecured sump pump well cover.
- Unlisted flex-type gas line connectors to appliances (gas stove, clothes dryer, water heaters)
- Vinyl or vinyl with foil duct material used for dryer exhaust. Dryers to be ducted to the exterior of the home with metallic duct (solid or flexible) and foil taped joints (no screws or duct tape).
- Damaged or missing electrical outlets and covers. Ungrounded or reverse polarity in outlets. GFI outlets must function properly. Exterior outlets must have weather tight covers.
- Extension cords and electrical adapters must be removed. Extension cords in place of permanent wiring; includes garage door openers powered by extension cords and light fixtures. \*An electrical permit with inspection is required for added wiring/outlets.
- Appliances (refrigerator, stove, washer, dryer, etc.) with the three-prong plugs lacking a three-prong grounded outlet. \*An electrical permit with inspection is required for added wiring/outlets.
- Lack of ground bonding at water meter/water softener piping
- Overloaded electrical circuits — Electrical panels with fuses must have type-S fuses installed.
- Closet lights — All new and/or previously replaced light fixtures in any closet must have a fully covered bulb. In no case is any closet light fixture permitted to be installed above any shelf.