

CITY OF LINCOLN PARK
1355 Southfield Road
Lincoln Park, Michigan 48146
www.citylp.com

EXTERIOR INSPECTION CHECK LIST

1. **Chimney**: Check for deteriorating or crumbling tops, missing or deteriorated mortar joints. Must have chimney cap.
2. **Roof**: Check for leaks, missing shingles and/or small holes that allow the wood to rot underneath causing a structural hazard.
3. **Gutters**: Check that gutter is not sagging or pulling away from fascia board; galvanized type must be painted to retard rust; and that gutters and downspouts do not contain holes or leaking joints. – Must have gutters, downspouts and 3’ extensions on home and garage.
4. **Porches**:
 - (a) Wood – Check for any structural problems, deteriorated decking, deteriorated or missing railing, unpainted wood steps which would permit rot or heaving
 - (b) Concrete and/or Brickwork – Check for any structural or other significant cracks requiring tuck pointing or repair, excessive settlement, spalling, or tipping affecting safety.
5. **Paint**: Check for excessive peeling, blistering or flaking. These areas would require scraping and painting. Permeable wood (beams, doors, etc.) if deteriorating, requires treatment with a preservative.
6. **Debris**: Check for debris on premises.
7. **Vermin**: Check garage, auxiliary buildings for rat/rodent evidence. Check house foundation if no basement. Rat proofing required for all structures.
8. **Stairways**: Check for rotted wood in inadequate structural conditions which could render stairs unsafe under heavy loads.
9. **Handrails**: Check handrails to ensure they are adequately secured and structurally safe. Must be circular grasp.
10. **Windows**: Check for rotted wood, broken or cracked glass and proper operation.
11. **Doors**: Check for missing hardware, broken doors, cracked glass and peeling paint.
12. **Exterior walls**: Shall be free from holes, breaks, and loose or rotting materials; and maintained waterproof and properly surface coated required to prevent deterioration.
13. **Foundation**: Check exterior foundation for cracks, tuck-point scrape and paint as needed.
14. **Fences**: All fences should be maintained structurally sound and in good repair.
15. **Service**: Check for general condition of main service cables and equipment.
16. **Cement**: Trip hazards exceeding half (1/2) of an inch.
Flags of concrete with more than 25% damage/deterioration