



## NEWPORT NEWS RESIDENTIAL RENTAL INSPECTION GUIDELINES

Listed below are the inspection criteria for the Residential Rental Inspection Program. These requirements are based on regulations of the Virginia Maintenance Code (VMC) and the Newport News municipal code Chapter 13, Building Regulations (CH13). The descriptions provided herein are meant to serve as guidelines and do not supersede the specific requirements of the Virginia Maintenance Code or the Newport News municipal code Chapter 13.

### EXTERIOR

- Exterior yards will be inspected for city code violations (including: weeds, debris, and inoperable vehicles). **CH 13-150A; CH 13-180; CH 13-186**
- The exterior of main structures and all accessory structures (garages, sheds, fences) will be inspected for property maintenance violations. Violations include: Peeling/chipping paint, missing/damaged siding, rotten wood on the structure (including garages and sheds). **VMC 304.1; VMC 302.7; VMC 304.2**
- The condition of roofs (structural deformity/missing shingles) **VMC 304.7**
- Chimneys: structurally sound and in good repair. **VMC 304.11**
- No broken windows. **VMC 304.13; VMC 304.13.1**
- Existing gutters and downspouts must be in good repair. **VMC 304.7**
- Foundation: No excessive cracking or shifting. Crawlspace openings shall be securely covered. **VMC 304.5**
- Stairways, decks, porches and balconies shall be structurally sound, in good repair and capable of supporting customary imposed loads. **VMC 304.10**
- All handrails and guards must be securely installed and in good repair. **VMC 304.12**
- Street address numbers must be installed on the front of the main structure and comply with applicable requirements. **VMC 304.3**
- All accessory structures, including detached garages and fences must be structurally sound and in good repair. **VMC 302.7**

## INTERIOR

- The dwelling unit must have all utilities required for habitation on at the time of inspection. All means of egress doors (including scree and storm doors) must be properly operable and weather tight. Double deadbolt locks (locks that are keyed on the inside of doors leading to the exterior) are prohibited. Screen and storm doors must have door handles for proper closure. **VMC 304.15**
- Check for general cleanliness – all surfaces must be clean. This includes walls, windows, countertops, sinks, tubs, cabinets, floors, etc. **VMC 305.3**
- Carpeting must be in good condition, clean and free from stains and tears. All flooring throughout the dwelling must be clean and in good repair (i.e. linoleum, tiles, etc.) **VMC 305.3;VMC 305.4**
- All windows must be properly operable, in good repair, and able to readily open/stay open with its own hardware. Locks must be properly operable. Interior window wells and frames must be free of chipped and peeling paint, paint chips, etc. Window screens (if in season) must be installed properly and in good repair. **VMC 304.13.2 ; VMC 304.14**
- All interior surfaces must be free of chipped/peeling paint, and in good repair. **VMC 305.3**
- All electrical equipment must be properly installed and in good working order. All switch and plug covers must be installed. Panel box must be properly installed and able to safely perform its intended function. **VMC 604.1**
- Smoke detector requirements: **VMC 704.2**
  - At least one detector on the outside hallway wall in the vicinity of the bedrooms.
  - One detector installed in each bedroom
  - One detector on each story of a dwelling unit.
  - Hard-wired (electric) detectors must have a battery back-up.
- All interior doors must be properly operable and in good repair. Keyed locks are prohibited on the inside of bedroom doors. **VMC 305.6; VMC 304.15**
- Bedrooms: shall be at least 70 sq. ft. **VMC 404.1;VMC 404.4.1**
- Minimum ceiling height for habitable spaces must be at least 7 ft. **VMC 404.3**
- Bathrooms: **VMC 504**
  - Sinks, tubs and toilets must be clean and able to sagely perform its intended function.
  - Plumbing properly installed (traps, piping, flush tank assembly, etc.)
  - No leakage under bathroom sink.
  - Shelving board under sink free from rotting or evidence of excessive water damage.
  - Either a minimum of one operable window or mechanical ventilation is required.
- Kitchen: **VMC 504; VMC 305.3; VMC 603.1; VMC 605**
  - All surfaces clean.
  - All cabinets, countertops, storage areas in good repair.
  - No leaks under sink. Trap installed, shelving board in good repair.
  - All electrical equipment in proper operating condition.
  - Stove and refrigerator (if provided) must be clean and in proper working order.
  - Exhaust over stove must be clean, and properly installed.

- Hot water heater must be properly installed, vented properly (if gas), with a discharge pipe installed on the pressure relief valve. Discharge pipe shall be plumbed to within 6" of the floor, or taken out through the floor or wall. **VMC 505.4**
- All interior steps, railing and guards must be in good repair. **VMC 307.1**
- All mechanical units/heating must be properly installed and able to safely perform its intended function. **VMC 602**
- Attics: if accessible, will be inspected for evidence of roof leaks, excessive storage or accumulations, and openings that permit rodent/pest entry. **VMC 305.4**

### **CERTIFICATE OF COMPLIANCE/TEMPORARY/NON-COMPLIANCE ISSUANCE**

- If all requirements are met, a Certificate of Compliance shall be issued for the rental unit.
- A Temporary Certificate of Compliance may be issued if in the opinion of the Department of Codes Compliance, the violations noted do not constitute an imminent or significant health or safety hazard.
- If conditions warrant, the Department of Codes Compliance may require that the residential rental dwelling unit be vacated or remain unoccupied until brought into compliance with the requirements of the Virginia Maintenance Code and Chapter 13 of the Newport News municipal code.

### **RENTAL INSPECTION FEES**

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| ○ Initial Inspection single-family dwelling unit       | \$50.00   |
| ○ Initial inspection multiple-dwelling unit            | \$100     |
| ○ Follow-up inspection (first)                         | No-Charge |
| ○ Second and subsequent follow-up inspections per unit | \$50.00   |