

The listed deficiencies to be corrected per the Birmingham Property Maintenance Code (BPMC) are as follows:

- 1. Properly repair or replace the broken, hole ridden, sagging, missing or torn: shingles, joist, decking, trusses and any other damaged or deteriorated components of the roof system. Section 304.7 of the BPMC**
- 2. Properly repair or replace all rotten, sagging, missing, loose, damaged or deteriorated cornice, fascia, soffits, wall facings and similar decorative features. Section 304.8 of the BPMC.**
- 3. Properly repair or replace all cracked, loose, or missing components and mortar joints on the damaged and deteriorated chimneys. Section 304.11 of the BPMC.**
- 4. Properly repair or replace all damaged, deteriorated, missing, rotten, sagging, broken and cracked floors, ceilings, banisters, railings and steps on all porches or decks. Section 304.10 of the BPMC.**
- 5. Properly repair or replace all damaged, deteriorated, rotten, broken or missing step rails. Section 304.12 of the BPMC.**
- 6. Properly provide and install missing step rails, handrails or guardrails on all steps and stairs having more than four risers or 30 inches above the floor or ground below. Section 307.1 of the BPMC.**
- 7. Properly repair or replace all damaged, rotten, loose, broken, or hole ridden exterior walls and coverings to provide a weatherproof finish and prevent deterioration. Section 304.6 of the BPMC.**
- 8. Properly scrape all loose, chipped, peeling or loose paint before applying new paint or other form of coating to exterior woodwork and siding. Section 304.2 of the BPMC.**
- 9. Properly repair or replace all damaged, cracked, broken or deteriorated foundation walls and maintain them to prevent the entry of rodents and other pests. Section 304.5 of the BPMC.**
- 10. Properly repair or replace the damaged, broken, missing or deteriorated foundation/basement access door to prevent the entrance of rodents, rain and surface drainage water. Section 304.16 of the BPMC.**
- 11. Properly repair or replace all damaged, broken, missing or deteriorated structural sills, joists and piers so as to safely support all imposed dead and live loads. Section 304.4 of the BPMC.**
- 12. Properly identify the property with 4" high by .5 inch width numbers which are a contrasting color from the house color and are visible from the street. Section 304.3 of the BPMC.**
- 13. Properly secure the vacant, open, run down or nuisance structure to prevent human or animal trespass or illegal occupancy. Section 108.2 of the BPMC.**

14. **Provide and install adequate insect screens for every window, door and other outside opening required for ventilation of habitable rooms. Section 304.14 of the BPMC.**
15. **Properly repair or replace all damaged, deteriorated or broken windows, skylights, door frames, window frames, sashes and sills to insure a weather tight fit. Section 304.13 of the BPMC.**
16. **Properly replace and maintain from holes all cracked, loose and missing window putty or glazing. Section 304.13.1 of the BPMC.**
17. **Properly repair, replace or remove all damaged, deteriorated and dilapidated fences and gates. Section 302.7 of the BPMC.**
18. **Properly repair, replace or remove all damaged, deteriorated and dilapidated detached garages or accessory buildings. Section 302.7 of the BPMC.**
19. **Properly repair, replace or remove all damaged, deteriorated, leaking, or rotted out gutters and downspouts and supply splash guards so water is not discharged in a manner that creates a public nuisance. Section 304.7 of the BPMC.**
20. **Properly remove all trash, rubbish, garbage and unused materials from premises to insure a clean, safe, secure and sanitary condition. Section 308 of the BPMC.**
21. **Properly cut and remove from premises all high grass, weeds, brush, and plant growth in excess of 10 inches. Section 302.4 of the BPMC.**
22. **Properly replace, repair or remove all non conforming burglar bars. Section 702.4 of the BPMC.**
23. **Properly remove all inoperative, unlicensed, stripped or dismantled motor vehicles from property. Section 302.8 of the BPMC.**
24. **Properly supply, install and maintain systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times. Section 704 of the BPMC.**
25. **Properly repair or replace all damaged, deteriorated or broken exterior doors frames and locking devices to insure a weather tight fit. Section 304.13 of the BPMC.**
26. **Properly repair or replace all damaged, deteriorated, decayed, cracked, peeling, chipped or flaking interior walls, ceilings and wood work. Section 305.3 of the BPMC.**
27. **Properly remove all scaling, peeling, chipped or flaking paint from interior walls, ceilings and wood work before applying new paint or other protective covering. Section 305.3 of the BPMC.**
28. **Properly repair or replace all damaged, deteriorated, buckling, tattered and worn floors and floor coverings. Section 305.4 of the BPMC.**
29. **Properly repair or replace all damaged, broken and deteriorated interior doors, jambs, headers or tracks and all door hardware to insure proper operation of door and latching apparatus. Section 305.6 of the BPMC.**
30. **Properly repair or replace all damaged, deteriorated and structurally unsound interior stairs. Section 305.4 of the BPMC.**

31. Properly repair or replace all damaged, deteriorated or missing hand rails and guards to be capable of supporting normal imposed loads on interior steps. Section 305.5 of the BPMC.
32. Properly provide bathroom with window opening directly to exterior or install approved ventilation duct with fan that exhaust to the outside and is not recirculated. Section 403.2 of the BPMC.
33. Properly repair or replace, clean and sanitize all interior surfaces to eliminate mold, mildew and other defective surface conditions before applying protective covering. Section 305.3 of the BPMC.
34. Properly repair or replace all damaged, deteriorated or broken cabinets, tops and other components in the kitchen and bathrooms. Section 306.1 of the BPMC.
35. Properly exterminate and treat structure for, and keep free from, insect or rodent infestation by a process that will not be injurious to human health. Section 309.1 of the BPMC.
36. Properly install adequate electrical service to entire structure to prevent a hazard to the occupants or structure. Section 604.3 of the BPMC.
37. Properly remove and replace open fuse blocks with approved service. Section 604.3 of the BPMC.
38. Properly remove all extension cords and zip cord outlets. Section 604.3 of the BPMC.
39. Properly replace or refasten all loose, defective or missing cover plates, fixtures, outlets, switches and wiring. Section 604.3 of the BPMC.
40. Properly connect every sink, lavatory, bathtub or shower, drinking fountain, water closet or other plumbing fixture to either a public water system or to an approved private water system. Section 505.1 of the BPMC.
41. Properly replace water service and /or distribution pipe with pipe of sufficient size and length to eliminate negative pressure or backsiphonage. Section 504.3 of the BPMC.
42. Properly supply and install, connect and maintain in good working condition all plumbing fixtures, bathtubs, showers, toilets, lavatories, sinks and water heaters. Section 505.3 of the BPMC.
43. Properly connect all plumbing fixtures to approved public or private sewage disposal system. Section 506.1 of the BPMC.
44. Properly replace or repair all defective, leaking or missing traps and install and connect new and approved traps. Section 504.1 of the BPMC.
45. Properly repair or replace all damaged, deteriorated or missing drain lines and connect to sanitary sewer system. Section 506.1 of the BPMC.
46. Properly repair or replace all leaking, missing or damaged faucets. Section 504.1 of the BPMC.
47. Properly replace or repair the damaged, deteriorated or leaking water heater and provide approved relief valve, relief valve drain line and vent pipe. Section 505.4 of the BPMC.
48. Properly repair, replace or provide and install air conditioning or heating facilities adequate to maintain a proper temperature within the structure at all times. Section 602.3 of the BPMC.

49. **Properly repair, replace or remove all nonconforming gas outlets and cap lines to prevent hazardous conditions to the public or occupants of the structure or premises. Section 108.1.2 of the BPMC.**
50. **Properly repair or replace all damaged, deteriorated, leaking or obstructed sewer laterals or missing clean out plugs. Section 506.2 of the BPMC.**

Please obtain proper permits, if applicable.