Roosevelt Park

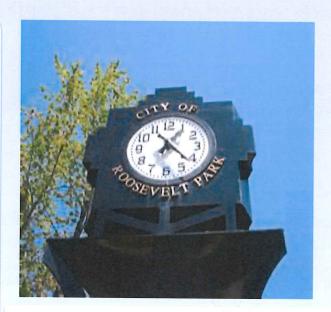
Though we didn't start doing inspections until August, we were able to inspect 76 of the 125 rental properties. Within these 76 properties are all three of your major apartment complexes. When we look a little closer at my inspections our data shows some interesting facts.

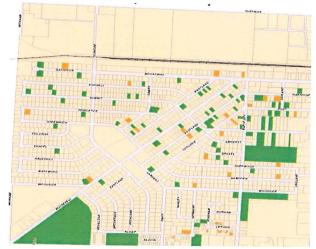
The most common defect I find is dripping faucets in sinks and tubs. The second is missing or inoperable smoke detectors.

While Roosevelt Park's rental ordnance currently doesn't have any requirements for furnaces to be certified safe, I do call for them to be certified when I feel it is necessary. In the last six months of inspections I required 23 furnaces to be certified safe, 22 of those furnaces did not pass and had to be replaced.

The 76 properties I have inspected equal out to 925 rental units. On average I am finding 2.1 defects per unit. For certifications, it takes me an average of 2.3 inspections before I can certify.

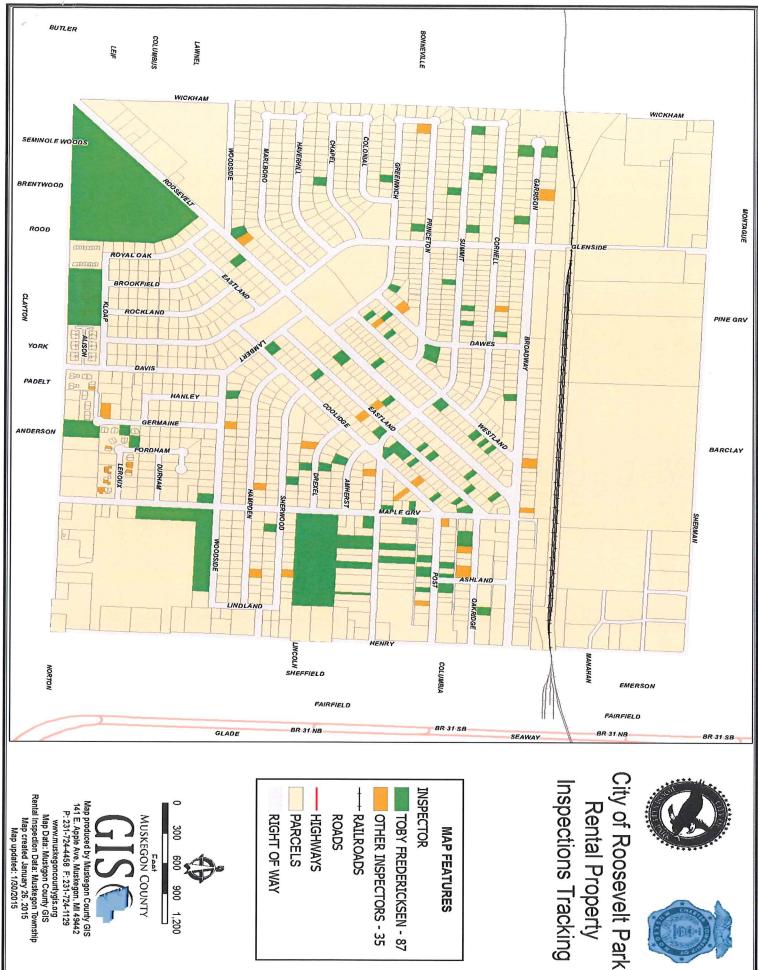
In addition to doing inspections, we were also able to collect all past due 2013 rental registration fees. To date, we have collected \$33,256.00 in registration, inspection, and past due fees.





A Safer Roosevelt Park

Moving forward are a few amendments to our ordinance that I feel will help make safer homes. Carbon monoxide is a colorless, odorless, poisonous gas that can kill a person in minutes. I recommend requiring furnaces to be certified safe on a biannual basis by a licensed HVAC contractor, along with the requirement of carbon monoxide detectors in all rental units. I also recommend that we require GFCI protection on exterior outlets or outlets within 6 feet of water sources i.e. sinks, toilets, tubs etc. Lastly is our current ticketing process. Currently when it becomes time for a ticketing an owner, a misdemeanor ticket is issued. I recommend that we update this offence to be a civil infraction. I feel it is excessive to charge someone with a criminal charge simply for not paying a \$50 inspection fee. I have found the civil infraction process to be just as effective without the criminal record.









MAP FEATURES

INSPECTOR

OTHER INSPECTORS - 35 TOBY FREDERICKSEN - 87

ROADS RAILROADS

PARCELS HIGHWAYS RIGHT OF WAY

900 1,200

www.muskegoncountygis.org
Map Data: Muskgon County GIS
Rental Inspection Data: Muskegon Township
Map created January 26; 2015
Map updated: 1/30/2015 Map produced by Muskegon County GIS 141 E. Apple Ave, Muskegon, MI 49442 P: 231-724-4458 F: 231-724-1129

MUSKEGON COUNTY