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Residential Inspection Items List

The following is a list of items that are required to be functional in order to successfully pass inspection prior to the sale or transfer of property or prior to the change of tenant in a rental property. This list is not meant to be all-inclusive. These items are required by the 2006 International Property & Maintenance Code and are most frequently not in compliance.

- Smoke Detectors-All levels of the dwelling must have at least one functioning smoke detector as well as each sleeping room. The detector must be mounted on a horizontal surface as per the manufacturers instructions.
- Every bathroom must contain at least one receptacle and if required by the NEC must be a GFCI.
- All receptacles in a kitchen must comply with the provisions required by the NEC as related to GFCI.
- All exterior receptacles below six and one-foot above grade must be GFCI.
- All electrical panels must be properly identified.
- All bathrooms must have either a window or a functioning exhaust fan.
- All means of egress (exterior and interior stairs, hallways, exit paths) must be in a safe condition. This includes handrails as required.
- All water heaters must have the required pressure-relief device (PRD) installed and be piped to within 6" of the floor.
- All means of egress doors shall be readily openable from the side from which egress is to be made without the need for keys, special knowledge or effort, except as provided for in Sections PM-702.11.1
- Street numbers: each structure to which an address number has been assigned shall have the number displayed in a position easily observed and readable from the public right-of-way. All numbers shall be Arabic numerals at least three inches high and ½ inch stroke. Address numbers on doors are not acceptable
- Exterior: per section 302 of IPMC all exterior property and premises shall be maintained in a clean, safe and sanitary condition. This includes all repairs to sidewalks.