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, change of tenant in a rental property or a five year Safety Inspection. This list is not meant to be all-inclusive. These items are required by the 2003 International Property & Maintenance Code and are most frequently not in compliance.

- All exterior property areas are required to be maintained by the owner / occupant and must be in a safe, sanitary condition.

- Address numbers shall be visible from the street. Each number shall be at least 4 inches in height with a minimum ½ inch stroke and must be Arabic numerals. Address numbers on doors are not acceptable.

- Exterior sidewalks and walkways shall have no trip hazards more than ½" high and be in good condition.

- Every bathroom must contain at least one GFCI receptacle.

- Receptacles in a kitchen within six feet of the sink as well as all exterior receptacles less than six feet above grade must be GFCI receptacles.

- All electrical panels must be properly identified and circuit breakers labeled. Thirty inches clearance is required around circuit breaker panels at all times.

- A smoke detector is required on each level of the house, including the attic and basements, as well as one in each sleeping room. They may be mounted on the ceiling at least 1 foot from any wall or on the wall at least 6 inches from the ceiling.

- 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 and boilers (furnaces) must have the required pressure-relief device (PRD) installed and be piped down 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

- Exterior: per section 302 of IPMC all exterior property and premises shall be maintained in a clean, safe and sanitary condition.

Current as of 2/26/16