

ADDRESS :			
PROPERTY OWNER :			
INSPECTION AGENT:		OCCUPIED: VACANT	
DATE:	TIME:	P.M.	
STORY	SINGLE	TWO	MULTI-UNIT – # of Unit
LICENSE			

POINT OF INSPECTION      COMPLIES      COMMENT AND CORRECTIVE  
YES   NO      ACTION REQUIRED TO COMPLY

**EXTERIOR FRONT & REAR**

<b>Sidewalks/walkways:</b> <i>IPMC 302.3</i>			Free from weeds in walking area, grass no greater than 6 inch in height. Elevation change no greater than 1 inch
<b>Porch:</b> <i>IPMC 304.10</i>			Sound and intact, no rotted wood; flaking paint; no loose handrails or guards; no broken steps.
<b>Stairs/Handrails:</b> <i>IPMC 304.10/304.12</i>			Sound and intact, handrails where 4 or more risers exist; no loose guards or broken steps.
<b>Siding Material:</b> <i>IPMC 304.6</i>			Sound and intact; no holes greater than 4 inch; no more than 3 holes greater than 1 inch within a 10 sq. ft area. Missing pieces must be replaced.
<b>Windows/Doors:</b> <i>IPMC 304.13/304.15</i>			Sound and intact; easily open-able; no flaking paint or broken glass; glazing intact. fully function-able; able to remain open independently.
<b>Gutter &amp; Downspout:</b> <i>IPMC 304.7</i>			Securely attached; no areas rotted through; painted(if applicable). Are signs of water damage at foundation evident?
<b>Roofs:</b> <i>IPMC 304.7</i>			Sound and intact; no loose or missing shingles or material. No signs of leakage or curling.
<b>Fascia/Soffit:</b> <i>IPMC 304.8</i>			Sound and intact, securely attached.
<b>Foundation:</b> <i>IPMC 304.5</i>			Sound and intact, cracks greater than 1 inch must be repaired with like material. Cracks less than 1 inch seal in any approved manner. Check for deteriorated paint.
<b>Electric:</b> <i>IPMC 604.1,604.3,605.1</i>			Check meter base, check service entrance cable for wear; split cable; check for cable detachment
<b>Paint:</b> <i>IPMC 304.2</i>			Check for deteriorated paint, no flaking or chipping.
<b>Accessory/Fence /wall:</b> <i>IPMC 302.7</i>			Sound and intact; fence securely attached to post and standing. Walls intact
<b>Sanitation:</b> <i>IPMC 307.21 &amp; 307.1</i>			All garbage receptacles intact and sound with lids. No signs of rubbish, litter or debris lying about.
<b>Grass &amp; Weeds:</b> <i>IPMC 302.4</i>			Must be less than 6 inches in height

**BASEMENT ( Common)**

<b>Stairs:</b> <i>IPMC 305.4</i>			Sound and intact, handrails where 4 or more risers exist; no loose guards or broken steps.
<b>Foundation:</b> <i>IPMC 304.5</i>			Sound and intact, cracks greater than 1 inch must be repaired with like material. Cracks less than 1 inch seal in any approved manner.
<b>Floor joists:</b> <i>IPMC 304.4</i>			Sound and intact, not broken or rotted.
<b>Sill Plate:</b> <i>IPMC 304.4</i>			Not broken or rotted
<b>Floor:</b> <i>IPMC 305.4</i>			Sound and intact with no signs of rot.
<b>Water service:</b> <i>IPMC §505</i>			No leaks, check main shut off; check bonding clamp
<b>Electrical Service:</b> <i>IPMC §604</i>			Check of excessive moisture; check grounded condition; check for corrosion and breaker function. 60 amp. Min.
<b>Sewer Service:</b> <i>IPMC §506</i>			Pipes sound and intact; no leaks
<b>Windows/Doors:</b> <i>IPMC 304.13/305.6</i>			Function properly, lockable; not broken
<b>Infestation:</b> <i>IPMC 308.1</i>			No signs of insect bodies; rodent dropping
<b>Heating Unit:</b> <i>IPMC §602</i>			Cleaned; no leaks; operating within normal ranges. Verify functionally.
<b>Hot Water Heater</b> <i>IPMC 603.1</i>			No leaks; vented properly, less than 110 degree F; pressure relief valve with extension downward to within 6 inch of floor.
<b>Electrical Distribution</b> <i>IPMC 604</i>			
<b>Rubbish &amp; Debris:</b> <i>IPMC 307.1</i>			No accumulation of rubbish or debris unless inside proper garbage receptacles
<b>Smoke Detection:</b> <i>IPMC §704</i>			Min. of one smoke detector; must function and be intact. Test last.

**KITCHEN**

<b>Counter space:</b> <i>IPMC 305.4</i>			Suggested minimum of 3 linear feet.
<b>Cabinets:</b> <i>IPMC 305.1</i>			Suggested minimum of 3 linear feet.
<b>Walls:</b> <i>IMPPMC 305.3</i>			Sound and intact, no holes, flaking paint; peeling wall paper etc.
<b>Ceilings:</b> <i>IPMC 305.3</i>			Sound and intact, no holes, flaking paint; peeling wall paper etc.

<b>Floors:</b> <i>IPMC 305.4</i>			Sound and intact; no holes; no trip hazards; no hazardous projections, (splinters, nails, etc) .
<b>Windows/Doors:</b> <i>IPMC 304.13/305.6</i>			Sound and intact; fully function-able; able to remain open independently.
<b>Smoke Detection:</b> <i>IPMC §704</i>			SEE NOTE E ABOVE.
<b>Electrical Service:</b> <i>IPMC §604</i>			Test with tester; no cables/wires exposed to physical damage, no missing or damaged insulation. Proper connections( all in junction box) Minimum of 2 receptacles per room, boxes securely attached.
<b>Fire Extinguisher:</b> <i>IPMC §704</i>			Present and charged; readily visible.

#### LIVING ROOM

<b>Walls:</b> <i>IPMC 305.3</i>			Sound and intact, no holes, flaking paint; peeling wall paper etc.
<b>Ceilings:</b> <i>IPMC 305.3</i>			Sound and intact, no holes, flaking paint; peeling wall paper etc.
<b>Floors:</b> <i>IPMC 305.4</i>			Sound and intact; no holes; no trip hazards; no hazardous projections, (splinters, nails, etc) .
<b>Windows/Doors:</b> <i>IPMC 304.13/305.6</i>			Sound and intact; fully function-able; able to remain open independently.
<b>Electrical Service:</b> <i>IPMC 604</i>			Test with tester; no cables/wires exposed to physical damage, no missing or damaged insulation. Proper connections( all in junction box) Minimum of 2 receptacles per room, boxes securely attached.
<b>Smoke Detection:</b> <i>IPMC §704</i>			Min. of one smoke detector; must function and be intact. Test last.

#### STAIRWAY TO 2<sup>ND</sup>

<b>Stairs:</b> <i>IPMC 305.4</i>			Sound and intact, handrails where 4 or more risers exist; no loose guards or broken steps.
<b>Hall:</b> <i>IPMC 305.3</i>			Check receptacles ( if applicable) SEE NOTES A -E
<b>Smoke Detection:</b> <i>IPMC §704</i>			Min. of one smoke detector; must function and be intact. Test last.

#### BATHROOM

<b>Walls:</b> <i>IPMC 305.3</i>			Sound and intact, no holes, flaking paint; peeling wall paper etc. plus check for excessive moisture/mold/mildew.
<b>Ceilings:</b> <i>IPMC 305.3</i>			Sound and intact, no holes, flaking paint; peeling wall paper etc. plus check for excessive moisture/mold/mildew
<b>Floors:</b> <i>IPMC 503.4</i>			Sound and intact; no holes; no trip hazards; no hazardous projections, (splinters, nails, etc) .
<b>Windows/Doors:</b> <i>IPMC 304.13/305.6</i>			Sound and intact; fully function-able; able to remain open independently.

<b>Electrical:</b> <i>IPMC §604</i>			Minimum of 1 receptacle, if grounded type must be G.F.C.I protected.
<b>Ventilation:</b> <i>IPMC 403.2</i>			Must be present in the absence of functional window. Must function properly
<b>Lavatory:</b> <i>IPMC 504.1</i>			Must be present, securely affixed and no leaks
<b>Tub/Shower:</b> <i>IPMC 504.1</i>			Must be present, intact, water tight. No leaking and fully functional. Good pressure.
<b>Water Closet:</b> <i>IPMC 504.1</i>			Must be present, securely affixed, no leaks and fully functional (drain properly)

**BEDROOMS 2<sup>ND</sup> FLOOR (\*Place sticker on edge of door or inside of jamb)( Add rooms as needed)**

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<b>Walls:</b> <i>IPMC 305.3</i>			Sound and intact, no holes, flaking paint; peeling wall paper etc.
<b>Ceilings:</b> <i>IPMC 305.3</i>			Sound and intact, no holes, flaking paint; peeling wall paper etc.
<b>Floors:</b> <i>IPMC 305.4</i>			Sound and intact; no holes; no trip hazards; no hazardous projections, (splinters, nails, etc)
<b>Windows</b> <i>IPMC 304.13/305.6</i>			Sound and intact; fully function-able; able to remain open independently. Must be easily open-able
<b>Doors:</b> <i>IPMC 305.6</i>			Sound and intact, no holes, fully functioning; lockable from the inside.
<b>Electrical Service:</b> <i>IPMC §604</i>			Test with tester; no cables/wires exposed to physical damage, no missing or damaged insulation. Proper connections( all in junction box) Minimum of 2 receptacles per room, boxes securely attached.
<b>Smoke Detection</b> <i>IPMC §704</i>			Min. of one smoke detector; must function and be intact. Test last.

**ATTIC or THIRD FLOOR**

<b>Stairs:</b> <i>IPMC 305.4</i>			Sound and intact, handrails where 4 or more risers exist; no loose guards or broken steps.
<b>Walls:</b> <i>IPMC 305.3</i>			Sound and intact, no holes, flaking paint; peeling wall paper etc.
<b>Floors:</b> <i>IPMC 305.4</i>			Sound and intact; no holes; no trip hazards; no hazardous projections, (splinters, nails, etc) .
<b>Ceilings:</b> <i>IPMC 305.3</i>			Sound and intact, no holes, flaking paint; peeling wall paper etc.
<b>Windows:</b> <i>IPMC 304.13</i>			Sound and intact; fully function-able; able to remain open independently. Must be easily open-able
<b>Doors:</b> <i>IPMC 305.6</i>			Sound and intact, functional if applicable

<b>Electrical Service:</b> <i>IPMC §604</i>			Test with tester; no cables/wires exposed to physical damage, no missing or damaged insulation. Proper connections( all in junction box) Minimum of 2 receptacles per room, boxes securely attached.
<b>Smoke Detection</b> <i>IPMC §704</i>			Min. of one smoke detector; must function and be intact. Test last

<b>SPECIAL NOTES – MISCELLANEOUS ISSUES:</b>			
<b>Future Concerns: Items for future consideration: Items that were marginally passed during this inspection but may not pass the next years inspection. Be advised that if said items do not pass the next inspection, only 60 days will be given to make the necessary repair.</b>			