

ADDRESS :		
PROPERTY OWNER :		
OWNER REPRESENTATIVE:	<input type="checkbox"/> OCCUPIED	<input type="checkbox"/> VACANT
DATE:	TIME:	
<input type="checkbox"/> SINGLE UNIT <input type="checkbox"/> DUPLEX <input type="checkbox"/> MULTI-UNIT ----- () <i>dwelling units</i>		

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

Premise ID <i>IPMC304.3</i>		Address numbers 4" x ½" stroke legible & visible from street
Sidewalks/walkways: <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. Sound & intact
Porch: <i>IPMC 304.10</i>		Sound and intact, no rotted wood; flaking paint; no loose handrails or guards; no broken steps.
Stairs/Handrails: <i>IPMC 304.10/304.12</i>		Sound and intact, handrails more than 4 risers exist; no loose guards or broken steps.
Siding Material: <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. Securely attached.
Windows/Doors: <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 with properly functioning hardware & locks. Openable windows require screens May to September Deadbolt locks providing access security to dwelling unit
Gutter & Downspout: <i>IPMC 304.7</i>		Securely attached; no areas rotted through; painted (if applicable) Moving water away from building and neighboring property.
Roofs: <i>IPMC 304.7</i>		Sound and intact; no loose or missing shingles or material. No signs of leakage or curling.
Fascia/Soffit: <i>IPMC 304.8</i>		Sound and intact, securely attached. No flaking paint or signs of deterioration.
Foundation: <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 an approved manner. Check for deteriorated paint. Deterioration at downspouts?
Electric: <i>IPMC 604.1,604.3,605.1</i>		Check meter base, check service entrance cable for wear; split cable; check for cable detachment; proper grounding / bonding.
Paint: <i>IPMC 304.2</i>		Check for deteriorated paint, no flaking or chipping.
Accessory/Fence /wall: <i>IPMC 302.7</i>		Sound and intact; fence securely attached to post and standing. Walls intact. No hazardous conditions.
Sanitation: <i>IPMC 307.21 & 307.1</i>		All garbage receptacles sound and intact including covers. No signs of rubbish, litter or debris lying about.
Grass & Weeds: <i>IPMC 302.4</i>		Must be less than 6 inches in height.
Garbage Containers <i>IMPC307.3.1/307.3.2</i>		Approved leak proof containers with close-fitting covers for storage until removal from premises

BASEMENT (Common)

Stairs: <i>IPMC 305.4</i>			Sound and intact, handrails where more than 4 risers exist; no loose guards or broken steps.
Foundation: <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. Water infiltration problems?
Floor joists: <i>IPMC 304.4</i>			Sound and intact, not broken or rotted.
Sill Plate: <i>IPMC 304.4</i>			Not broken or rotted
Floor: <i>IPMC 305.4</i>			Sound and intact with no signs of rot.
Water service: <i>IPMC §505</i>			No leaks, check main shut off; check bonding clamp
Electrical Service: <i>IPMC §604</i>			Check for excessive moisture; check grounded condition / bonding; check for corrosion; and breaker function. 60 amp. Min.
Electrical Distribution <i>IPMC 604</i>			Wiring devices & boxes
Sewer Service: <i>IPMC §506</i>			Pipes sound and intact; no leaks; proper connections and repairs.
Windows/Doors: <i>IPMC 304.13/305.6</i>			Function properly, lockable; not broken
Infestation: <i>IPMC 308.1</i>			No signs of insect and/or rodent carcasses; rodent dropping
Heating Unit: <i>IPMC §602</i>			Cleaned; no leaks; operating within normal ranges. Verify functionally; verify seal at chimney connector and/or vent.
Hot Water Heater <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 no less than ¾" discharge tube or manufacturers requirement.
Rubbish & Debris: <i>IPMC 307.1</i>			No accumulation of rubbish or debris unless inside proper garbage receptacles
Smoke Detection: <i>IPMC §704</i>			Min. of one smoke detector; must function and mounted properly.

KITCHEN

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

Ceilings: <i>IPMC 305.3</i>			Sound and intact, no holes, flaking paint; peeling wall paper etc.
Floors: <i>IPMC 305.4</i>			Sound and intact; no holes; no trip hazards; no hazardous projections, (splinters, nails, etc) .
Windows/Doors: <i>IPMC 304.13/305.6</i>			Sound and intact; fully functional; able to remain open independently.
Electrical Dist.: <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. Cover plates sound and intact.
Fire Extinguisher: <i>IPMC §704</i>			Present and charged; mounted in visible location.

LIVING ROOM

Walls: <i>IPMC 305.3</i>			Sound and intact, no holes, flaking paint; peeling wall paper etc.
Ceilings: <i>IPMC 305.3</i>			Sound and intact, no holes, flaking paint; peeling wall paper etc.
Floors: <i>IPMC 305.4</i>			Sound and intact; no holes; no trip hazards; no hazardous projections, (splinters, nails, etc) .
Windows/Doors: <i>IPMC 304.13/305.6</i>			Sound and intact; fully function-able; able to remain open independently.
Electrical Dist.: <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. No obvious overload conditions.
Smoke Detection: <i>IPMC §704</i>			Min. of one smoke detector; must function and mounted properly.

STAIRWAY TO 2ND

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

BATHROOM

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

Electrical: <i>IPMC §604</i>			Minimum of 1 receptacle, if grounded type must be G.F.C.I protected.
Ventilation: <i>IPMC 403.2</i>			Properly functional and operable window <i>or</i> mechanical exhaust system
Lavatory: <i>IPMC 504.1</i>			Must be present within bathroom or in close proximity, securely affixed with adequate pressure, no leaks and draining properly.
Tub/Shower: <i>IPMC 504.1</i>			Must be present, intact, water tight. No leaking and fully functional with adequate pressure.
Water Closet: <i>IPMC 504.1</i>			Must be present, securely affixed, no leaks and fully functional (drain properly)

LIST FLOOR OF BEDROOM (*Place sticker on edge of door or inside of jamb)(Add rooms as needed)

1 2 3 4
[1ST] [2ND] [2ND] [0 (basement)]

Walls: <i>IPMC 305.3</i>			Sound and intact, no holes, flaking paint; peeling wall paper etc.
Ceilings: <i>IPMC 305.3</i>			Sound and intact, no holes, flaking paint; peeling wall paper etc.
Floors: <i>IPMC 305.4</i>			Sound and intact; no holes; no trip hazards; no hazardous projections, (splinters, nails, etc)
Windows <i>IPMC 304.13/305.6</i>			Sound and intact; fully functional; able to remain open independently. Must be easily opened
Doors: <i>IPMC 305.6</i>			Sound and intact, no holes, fully functioning; lockable from the inside.
Electrical Dist.: <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. Faceplates sound and intact.
Smoke Detection <i>IPMC §704</i>			Min. of one smoke detector; must function and be intact.

ATTIC or THIRD FLOOR

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

Electrical Dist.: <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.
Smoke Detection <i>IPMC §704</i>			Min. of one smoke detector; must function and be intact.

SPECIAL NOTES – MISCELLANEOUS ISSUES:
Space for non-defined violations or notable conditions.
Future Concerns: Items for future consideration: Items that may not pass the next years inspection. Be advised that if said items are found not to be acceptable at a future inspection, only 60 days will be given to make the necessary repair. This section is reserved for the moderate to major repairs such as total roof replacement; sidewalk replacement; moderate siding damage; aging windows functioning at a level that is currently marginal for compliance; etc.

Notes about automatic suppression system (if applicable)

Notes about alarm systems (if applicable)