

HOME OCCUPANCY & RENTAL INSPECTION

Municipal Code Enforcement

codeenforcement@unitedcodeconsultants.com

(724) 492-1301 -office



PROPERTY ADDRESS: _____ **INSPECTION DATE:** _____

EXTERIOR:

- Grading and Drainage – Soils and landscaping must drain away from the foundation.
- Sidewalks and Driveways – No tripping hazards.
- Premises Identification – Must have building address numbers on premises. Not on detached mailboxes.
- Rubbish Accumulation – Tires, wood, metals, tree, and shrub clippings, building materials and car parts.
- Garbage Accumulation – Residual food and food container waste that will attract vermin and rodents.
- Weeds/Grass (Tall Growth) – Weeds and Grass (other than ornamental grasses) that exceed 6" in height.
- Rodent Harborage – The obvious indication of rodents.
- Accessory Structures – General structural condition of sheds, detached garages and play structures.
- Motor Vehicles – Motor vehicles without current registration or inspection located on the premises.
- Defacement – The visual citing of graffiti, stripped or missing siding, window trim, downspouts, or gutters.
- Pool/Spa Enclosures – Must be within a secure 48" barrier or have a lockable spa cover.
- Protective Treatments – Missing paint, aluminum or vinyl coverings or deck treatments.
- Exterior Walls – Must be relatively plumb, structurally sound with proper protective treatments.
- Roofs and Drainage – Serviceable condition w/out missing shingles, flashings, gutters, or downspouts.
- Overhangs – Must be in serviceable condition, free from deterioration with protective treatments.
- Decks – Must be structurally sound with proper guards (36" high) if over 30" above grade.
- Stairs – Must be structurally sound without missing/deteriorated stair treads and be in a safe condition.
- Handrails/Guards (missing/damaged) – 36" Guards where floor surface is more than 30" above adjacent grade and handrails on at least one side of stairs if run of stairs has 4 or more risers.
- Chimneys – Must be structurally sound with proper flashings in place.

INTERIOR:

- Operable Windows – All windows in sleeping rooms must be operable.
- Window Hardware – All operable windows that are reachable from exterior grade must have operable lock.
- Insect screens – All operable windows are required to have screens without holes or damage.
- Operable Egress Doors – All required egress doors must be operable without excessive force to open / close.
- Door Hardware – Exterior egress doors must be equipped with locks that do not require a key from inside.
- Basement Hatchways – All basement exterior doors or hatchways must be equipped with locks.
- Handrails/Guards (missing/damaged) – 36" Guards where floor surface is more than 30" above adjacent grade and handrails on at least one side of stairs if run of stairs has 4 or more risers.
- Rubbish Accumulation – Excessive accumulation of items that block egress paths or can create a fire hazard.
- Garbage Accumulation – Residual food and food container waste that will attract vermin and rodents.

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INTERIOR (cont'):

- Illumination/Natural-artificial – Habitable spaces must have either natural light or artificial light.
- Ventilation/Natural-artificial – Habitable spaces must have either natural ventilation (window) or artificial ventilation (Introduced thru Heating system)
- Dryer Exhaust – Dryer exhaust must be free from defects and a maximum of 35' in length.
- Hot Water System – Every habitable dwelling unit must be supplied with a serviceable hot water system.
- Heating – Every habitable dwelling unit must be supplied with a serviceable heating system.
- Vent Piping – All fuel fired heating equipment and hot water heating equipment must have a proper combustion air vent system.
- Smoke Detectors – A smoke detector is required in each bedroom/sleeping room and directly outside each sleeping room area (hallway).
- Each Floor Level – A smoke detector is required on each floor level of the building.
- GFCI Protection – Required in all Kitchens, Bathrooms and Laundry areas within 6' of a water source.
- GFCI Protection – Must pass functionality testing equipment test.
- Electrical Service Grounding – Must have properly installed equipment grounding conductor from service panel to primary and secondary side of water service meter.
- Electrical Hazards – All exposed electrical conductors must be free of defects and properly terminated in junction boxes with covers.
- Plaster/Drywall – Garage Ceiling/Walls – An attached garage must have plaster or drywall installed on any wall or ceiling surfaces attached to habitable space.
- Solid core wood/steel door at garage – The door between the garage and living areas of the house must be 1-3/8" solid core wood or steel door with no glass or openings. An existing door with original hardware (flat tip screws in hinges) may be grandfathered in if it contains no glass or openings in door.
- Carbon Monoxide Detector in home, preferably near gas burning appliances. (Furnace, Hot Water Tank, Gas Range)

COMMENTS:

PASS _____ FAIL _____

Inspector

Date