



Residential Inspection Reporting Form

Property Address & Unit Number	Unit #			
Customer				
Property Management				
Initial Inspection Request Date	/ / 20__			
Inspection type: (check below or list)				
	Violation Descriptions	Check All That Applies	Renter Initials	Owner Initials
A.	Provide smoke detector on every level, vicinity of the every sleeping room. (Current IPMC- International Property Maintenance Code)			
B.	Provide a carbon monoxide detector in the vicinity of the sleeping rooms where there is a fuel burning appliance. (Current IPMC)			
C.	Does the space requirement for occupancy- 70 sq. ft. for one person and 50 sq. ft. for each additional person. (Current IPMC)			
D.	Does the ceiling height meet minimum requirements in all habitable spaces 7 feet or basement 6'8" and 6'4 under beams? (current IPMC)			
E.	Does unit meet light and ventilation requirement. Every space intended for human occupancy shall be provided with natural light by means of exterior glazed openings (Sec. 1205.2 (Bld. Code) or shall be provided with artificial light (Sec. 1205.3 Bld. Code)			
F.	Are all exit and security doors readily openable without the need for keys, special knowledge or effort? (Current IPMC)			
G.	Do all sleeping rooms have adequate emergency escape or rescue openings? <ul style="list-style-type: none"> • All required emergency escape or rescue openings from the inside of the room readily openable without the use of keys, or tool, (bars, grilles, or similar devices must be releasable or force greater than which is required for normal operation of the escape and rescue opening) • A minimum net clear opening height of 5.7 sq. ft. (or 5 sq. ft. unit if unit is grade level) • A minimum net clear opening height dimension of 24 inches • A minimum net clear opening width dimension 20 inches. • A finished sill height of not more than 44 inches above the floor 			

H.	Are sleeping rooms free from gas meters and fuel burning appliances? (Current IPMC)			
I.	Are walls, ceiling doors and windows free of peeling paint, cracks, holes, dampness & uncleanness? (Current IPMC)			
J.	Are windows & doors (including hardware) in good repair, weather tight and are screens provided? (Current IPMC)			
K.	Are floors, steps and walking surfaces sound and reasonably level? (Current IPMC)			
L.	Do all porches and exterior and interior steps have a handrail, guard and balustrade per code(Current IPMC)			
M.	Are electrical outlets, switches and fixtures in good repair and working properly? (Current IPMC)			
N.	Are the required number of electrical receptacles and light fixture present? (Current IPMC)			
O.	Does dwelling unit contain the required plumbing fixtures in good repair? (Current IPMC)			
P.	Is the heating system operational and in good repair?(Current IPMC)			