



The numbers in red are code sections from the 2012 International Property Maintenance Code. To read the entire code section go to <https://codes.iccsafe.org/content/IPMC2012>

### Exterior

- \_\_\_\_\_ No accumulation of garbage or rubbish on property 308.1
- \_\_\_\_\_ No hazards or other hazardous conditions on sidewalks (i.e. snow, ice, debris, vegetation, or differential settlement.) 302.3
- \_\_\_\_\_ No rodent habitats (i.e. piles of debris, high grass) 302.5
- \_\_\_\_\_ No deteriorated structural members (i.e. rotten wood) 302.7
- \_\_\_\_\_ Building shall be weather-tight (i.e. roof and building envelope, including windows and doors) 304.6
- \_\_\_\_\_ Structural members shall be secured and supported properly 304.4
- \_\_\_\_\_ Guards shall be provided at all walking surfaces more than 30" above adjacent grade, (i.e. porches, drives, stairs, and balconies) and shall be structurally sound to withstand 200 lbs. of force 304.12
- \_\_\_\_\_ Doors, windows and openings shall be secured and weather-tight 304.13
- \_\_\_\_\_ House numbers shall be visible and a minimum of 4" high (reflective) 304.3

### Interior

- \_\_\_\_\_ No cracked, broken or deteriorated structural members (i.e. rotten wood) 305.2
- \_\_\_\_\_ Handrails shall be provided where 4 or more risers occur and stair treads at stairs shall be structurally sound 305.5, 307.1
- \_\_\_\_\_ No pest infestation (i.e. rodent or insects) 309.1
- \_\_\_\_\_ Kitchen and baths shall be properly ventilated (via openable windows or mechanical fans) 403.2
- \_\_\_\_\_ Adequate plumbing facilities shall be provided, and shall be in working order 502.1, 505.1
- \_\_\_\_\_ Smoke and carbon monoxide detectors shall be provided. A smoke detector in each bedroom, outside each sleeping area, one per floor and (1) carbon monoxide detector outside of sleeping area. 704.2
- \_\_\_\_\_ Exit doors shall be readily openable from egress side without the use of a key, special knowledge, or effort. 702.3
- \_\_\_\_\_ Interior surfaces shall be free of cracking or chipping paint, plaster or loose mortar 305.3
- \_\_\_\_\_ Common hallways and stairs shall be properly illuminated 402.2

### Electrical

- \_\_\_\_\_ GFIs where required (i.e. within 6'-0" of sinks, below grade floors and exterior) 605.2
- \_\_\_\_\_ No exposed wiring which is not rated for the use or where exposed to physical damage 604.3
- \_\_\_\_\_ No abandoned wiring 604.3
- \_\_\_\_\_ No open junction boxes or exposed splices 604.3
- \_\_\_\_\_ Proper grounding (i.e. water line and driven rods.) 604.3
- \_\_\_\_\_ Required disconnect means 604.3





- \_\_\_\_\_ No improper use of extension cords (i.e. run under carpet, through walls or ceiling space or used as permanent wiring.) 605.4
- \_\_\_\_\_ Inspection sticker on panel or other documentation (inspection report) 604.3
- \_\_\_\_\_ Inspections shall be performed by the Borough's electrical inspector

**Mechanical**

- \_\_\_\_\_ Permanent heating appliances shall be installed and be properly vented 602.2
- \_\_\_\_\_ Hot water heaters and boilers shall properly vented 505.4
- \_\_\_\_\_ All gas piping shall be secured in place with shut off valves at each appliance and shall be of an approved material for the application 603.4

In addition to the listed items above, any condition encountered by the inspector that is considered a hazard to the structure, community, or occupants, whether or not listed above can be sited by the inspector. (i.e. storage of flammable or combustible liquids or any other regulated commodity exceeding allowable quantities)

**Other recommended tests not covered by Plans Examiners' inspection.**

1. Lead based paint
2. Radon
3. Home inspection for detailed review of building, electrical and mechanical systems
4. Chimney and flue inspections
5. Termites and insect test/inspections

**Property shall not be occupied until all necessary corrections are complete and a reinspection is performed to verify such corrections**

