

**2015 International Property Maintenance Code
Pre-Inspection Checklist
(Landlord / Owner to review prior to inspection)**

Exterior

- _____ Does each unit have address numbers that are clearly visible from the street (at least 4" high) *(IPMC 304.3)*
- _____ Is the exterior in good repair? Is the siding, brick, or paint free of chips or deterioration? *(IPMC 304.2)*
- _____ Is the roof in good repair with no leaks? No overhanging tree limbs or branches? *(IPMC 304.7)*
- _____ Is the chimney in good repair and safe condition? *(IPMC 304.11)*
- _____ Is the foundation in good repair, level with no cracking or deterioration? *(IPMC 304.5)*
- _____ Are the premises free of infestation such as insects, rats and/or other vermin? *(IPMC 302.5)*

Doors & Windows

- _____ Do all exterior doors open and close easily? Are they weather tight? *(IPMC 304.13 & 304.15)*
- _____ Do they lock and unlock from the inside without a key or special knowledge? *(IPMC 304.18.1 & 702.3)*
- _____ Do all windows open and stay open? *(IPMC 304.13.2)*
- _____ Do all windows close and lock? Are they weather tight? *(IPMC 304.13 & 304.18.2)*
- _____ Are there any broken or cracked windows? Are screens in place and free from tears? *(IPMC 304.14)*
- _____ Do all rooms used for sleeping have a window or two means of approved egress from such room? *(IPMC 403.1 & 702.4)*

Walls, Ceilings and Floors

- _____ Are walls, windowsills, and ceilings clean and free from peeling paint or wallpaper? *(IPMC 305.3)*
- _____ Are floors structurally sound? *(IPMC 305.4)*
- _____ Is the flooring (carpet, vinyl, wood, etc.) clean and in good condition, i.e. thresholds in place, no rips or other tripping hazards, no missing tiles? *(IPMC 305.4)*
- _____ Are there proper globes/diffusers/covers on all light fixtures? *(IPMC 605.1)*
- _____ Are there light fixtures in all halls, stairways, laundry rooms and furnace rooms? *(IPMC 605.3)*
- _____ Does every set of stairs with more than four steps have a graspable handrail on at least one side? This includes stairs to a basement or attic and exterior stairs *(IPMC 307.1)*
- _____ Are handrails and other railings firmly attached with no loose or missing spindles *(IPMC 305.5)*

Fire Safety

- _____ Is there a working smoke detector in EACH bedroom, in the hallway(s) outside of the bedrooms and on each level, including the basement? (*IPMC 704.2*)
- _____ Is the water heater and furnace clear (at least 3') of boxes, other "junk", or flammable materials? (*IPMC 603.3*)
- _____ Are all exits free from obstructions inside and outside (personal belongings, junk, shrubbery, etc.)? (*IPMC 702*)
- _____ Is there a working carbon monoxide detector in vicinity of bedrooms? (*IFC 915.1*)
- _____ Are there fire extinguishers available in a building with 3 or more dwelling units? (*IFC 906.1*)

Heating, Plumbing, & Electrical

- _____ Does the water heater have a "drip-leg" or pressure relief valve? (*IPMC 505.4*)
- _____ Is all fuel burning equipment in good repair and safe condition, properly installed, and connected to chimney or vents? (*IPMC 304.11, 603.1, & 603.2*)
- _____ Are there working GFCI outlets in the kitchen and bathrooms? (*IPMC 605.2*)
- _____ Is there a working exhaust fan or a window in each bathroom? (*IPMC 403.2*)
- _____ Do all outlets, switches, and panel boxes have appropriate covers (*IPMC 605.1*)
- _____ Is there an outlet in the bathroom? (*IPMC 605.2*)
- _____ Do all taps run (hot & cold) and toilets flush? Is the plumbing properly vented? (*IPMC 505.1 & 506.1*)
- _____ Do any pipes leak or faucets drip? (*IPMC 504.1*)

This checklist is NOT an all-inclusive list but a list of those items that are commonly overlooked. It is to be used as a guide to help you pass your inspection.