

SWIPCO IPMC INSPECTION CHECKLIST

Property: _____

Exterior

- _____ No holes or large cracks in foundation [IPMC 304.5]
- _____ Soffit, fascia, and siding in good repair [IPMC 304.2]
- _____ Exterior surfaces protected from elements [IPMC 304.6]
- _____ House numbers visible from public street – 4 inches tall, ½ inch wide, contrasting color [IPMC 304.3]
- _____ No peeling, flaking or chipped paint on exterior surface [IPMC 304.2]
- _____ Shingles in good repair and roof free of leaks [IPMC 304.7]
- _____ A/C coil, gas line, electrical line penetrations, etc., all caulked [IPMC 304.6]
- _____ Gutters/downspouts in good condition and free of debris [IPMC 304.7]
- _____ All chimneys, smoke stacks, and similar appurtenances shall be maintained structurally safe and sound, and in good repair [IPMC 304.11]
- _____ Porch and deck in good repair (guard railings, decking, supports, stairs, etc.) [IPMC 304.2]
- _____ Handrails required at four (4) or more risers [IPMC 307.1]
- _____ Garages and sheds are in good repair and no peeling paint [IPMC 302.7]
- _____ Garage door in good repair [IPMC 304.15]
- _____ Electrical outlets/lights/junction boxes have covers [605.2]
- _____ Grass and weeds cut and maintained [IPMC 302.4]
- _____ Surface graded for drainage away from foundation [IPMC 302.2]
- _____ No litter in yard [308.1]
- _____ No abandoned vehicles, car parts, tires, vehicle batteries, construction debris, etc. [IPMC 302.8]
- _____ Fencing must be in good repair [IPMC 302.7]
- _____ Exterior dryer, fan, and exhaust vents are clean [IPMC 302.6]
- _____ Maintain window wells free from debris [304.13]

Garbage and Recycling

_____ Must have trash service and must be kept in approved containers with tight fitting lids
[IPMC 308.3.2]

_____ Containers must not overflow [IPMC 308.3.2]

Walls, Ceilings, and Floors

_____ Shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed, or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected [IPMC 305.3].

Windows

_____ Must be in good repair and weather tight [IPMC 304.13]

_____ No broken or cracked glass [IPMC 304.13.1]

_____ Tight fitting screens on all openable windows with no holes or tears [IPMC 304.14]

_____ Working hardware [IPMC 304.13.2]

_____ Open and close easily [IPMC 304.13.2]

_____ Locks required on all first floor and lower level windows [IPMC 304.18]

_____ No peeling, flaking or chipped paint [IPMC 304.2]

_____ Window cranks must be in place and operable [IPMC 304.13.2]

Doors

_____ Must be in good repair and weather tight [IPMC 304.13]

_____ Doors tightly secure when closed [IPMC 304.18]

Stairways

_____ Guardrails are required on open-side stairways [IPMC 307.1]

_____ Guardrails, when required, must be a minimum of 36 inches high with spaces no greater than 4 inches [IPMC 307.1]

_____ Handrails are required when there are more than 4 risers [IPMC 307.1]

_____ Guardrail and handrail must be in good repair and firmly attached [IPMC 307.1]

_____ All stairs must be in good repair and secure [IPMC 307.1]

_____ Stairs must have a maximum rise of 8 inches and a minimum run of 9 inches [IPMC 307.1]

_____ Handrails must be placed a minimum of 30 inches and a maximum of 38 inches above the

nose of the step [IPMC 307.1]

Plumbing

_____ Good repair [IPMC Chapter 5]

_____ Must have hot (minimum of 110F) and cold running water [IPMC 505.4]

_____ No water leaks in plumbing drains, supply lines, or faucets [IPMC 504.1]

_____ Water heaters must have temperature/pressure relief valve [IPMC 505.4]

_____ Water heaters must have overflow spill pipe within 18" of floor [IPMC 504.1]

_____ Plumbing must be directly connected to sanitary sewer [IPMC 504.3]

_____ All plumbing drains must be rigid; flexible is not approved [IPMC 504.3]

_____ Sump pump drains must be discharged to yard area, not to sewer [IPMC 504.3]

_____ Floor drains must not be clogged and water must be in the trap [IPMC 504.3]

Mechanical and Electrical

Ventilation/Heat/Gas

_____ Flues must have a draft stop where it penetrates the floor or wall [IPMC 603.1]

_____ Flues must not have any uncovered holes or be badly rusted and be securely attached [IPMC 603.1]

_____ Bathrooms with showers/tub must have an openable window or mechanical ventilation [IPMC 403.2]

_____ Must provide heat at a minimum of 68° F [IPMC 602.3]

_____ All gas lines must be of approved materials and an operable shut-off valve must be present at each appliance [IPMC 603.1]

_____ Unused gas lines must be properly capped [IPMC 603.1]

_____ All vent covers must be secure and operable [IPMC 603.1]

Electrical/Lighting

_____ Good repair

_____ Electrical outlets/switches/junction boxes must have covers [IPMC 605.2]

_____ Cable and phone lines must have covers

_____ All major appliances must have direct electrical connections. Extension cords and outlet adapters are not approved.

_____ All GFCIs must be in working order [IPMC 605.2]

_____ Service panels must have approved doors

_____ No open holes in service panels

_____ All circuits/fuses must be labeled

_____ All open wires must be capped

_____ All appliances (stove, refrigerator, furnace, water heater, etc.) must be in good repair

Fire

_____ Smoke alarms are required inside every bedroom, each corridor outside every bedroom, and a minimum of one detector per level [IPMC 704.2]

_____ Smoke alarms mounted on walls must be mounted per manufacturers specifications [IPMC 704.2]

_____ Smoke and carbon monoxide alarms must be testable

_____ Smoke and carbon monoxide alarms can be battery powered

_____ All sleeping rooms must have an egress to the outside (window or door) [IPMC 702.4]