Rental Property Inspections
Specific Requirements for Different Categories of the Inspection
2009 IPMC

Exterior Inspection

304.3 Premise Identification

- House numbers are to be at a minimum 4 inches in height and each stroke must be ½ inch wide. Numbers shall contrast with their background.

302.7 Accessory Structures (Garages/Fences/Walls)

- This includes detached garages, that are to be maintained structurally sound and in good repair.

304.5 Foundation Walls

- All foundation walls must be maintained plumb and free from open cracks and breaks and shall be kept in such condition as to prevent the entry of rodents and other pests.

304.6 Exterior Walls (Rotted/Missing Boards)

- Rotten and missing wood, including window sills, are to be replaced.

304.7 Roofs and Drainage

- Roofs shall be in good condition and free from holes and damage. This requirement also pertains to uninhabitable porches.
- Roof drainage shall be adequate to prevent dampness and deterioration in the walls or interior portion of the structure.
- Roof water shall not be discharged in a manner that creates a public nuisance.

304.10 Stairways, Decks, Porches and Balconies

- Every stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.

304.12 Protective Railings, Handrails and Guards

- Exterior and interior flights of stairs having more than four (4) risers shall have a handrail on one side of the stair and shall have guards on all open sides if the total height of the stairwell is more than thirty (30) inches above adjacent ground.
- All decks, landings, porches and balconies shall have guards if the walking surface is located more than thirty (30) inches above adjacent ground.
- Handrails shall not be less than thirty (30) nor more than forty-two (42) inches in height, measured vertically from the nosing (front edge) of the stair tread or above the finished floor of the landing or walking surface.
- Guards shall not be less than thirty (30) inches in height and shall have pickets or spindles placed so that the space between is less than four (4) inches.

304.13.2 Openable Windows

- Every window, other than a fixed window, shall be easily opened and capable of being held in position by window hardware.

- All windows are to have operable locking mechanisms in place.
- All burglar bars are to be removed unless they are equipped with a quick release on the interior side of the bar and do not require any type of special tool to operate.

304.13 Windows (Broken Glass and Missing or Cracked Glazing)

- Cracked panes of glass are to be replaced.
- Glazing should be in good repair.

304.14 Insect Screens

- If window and/or door screens are present, they shall be in good condition with no holes or tears. Any torn or damaged screens are to be replaced.

304.15 Exterior Door Assemblies (Doors/Frames/Locks)

- All exterior doors are to be free from holes and properly weather stripped to prevent a loss of heat/cooling from the interior. Exterior doors can have single cylinder deadbolt locks (thumb latch) and cannot have double cylinder deadbolt locks.

305.2 Structural Members

- Structural members shall be able to properly support loads and those that are damaged or decayed are required to be replaced.

Interior Inspection

305.3 Interior Floors, Walls and Ceilings

- All interior surfaces shall be maintained in good, clean and sanitary condition.
- Cracked or loose plaster, decayed wood and other defective surfaces shall be corrected.

305.6 Interior Door Assemblies (Doors/Frames/Locks)

- Interior doors are to be free from holes or damage.
- All interior doors are required to have door handles.

308.1 Accumulation of Rubbish or Garbage

- All exterior property and premises, and the interior of every structure, shall be free from an accumulation of rubbish or garbage.

309.1 Pest Infestation

- All structures shall be kept free from insects and rodent infestations. All structures in which insects and rodents are found shall be promptly exterminated by *approved* processes that will not be injurious to human health.
- After pest elimination, proper precautions shall be taken to prevent re-infestation.
- The owner of any structure shall be responsible for pest elimination within the structure prior to renting or leasing the structure.

404.7 Food Preparation Spaces (Kitchen Cabinets/Stove/Refrigerator)

- All spaces to be occupied for food preparation purposes shall contain suitable space and equipment to store, prepare, and serve foods in a sanitary manner.
- All food preparation areas are to be clean, free from damage and pest infestations.

504.1 Plumbing Systems and Fixtures

- All plumbing fixtures shall be properly affixed to the mounting surface and all piping shall be free from leaks.
- All sinks and bathing tubs/showers shall be trapped.

505.4 Water Hearing Facilities

- Hot water heaters are to operate properly and have a pressure relief valve drainage line, ¾ inch in diameter that is exhausted to the exterior of the structure.
- CPVC, PVC, galvanized or copper pipe can be used. In the case of concrete floors in the living area of the structure, the pressure relief line can be exhausted up and out to the exterior.
- Any hot water heater that is newly installed or has to have repairs that require moving and resetting (in the living area) will be required to be placed within a drainage pan that is also exhausted to the exterior of the structure.
- Hot water heaters in basements on concrete floors or located within crawlspaces can have the pressure relief line pointed downward with the end no more than four (4) inches from the floor.
- Gas water heaters shall have gas line shut off valves at the appliance.
- Electrical water heaters shall have Romex connectors properly securing the wiring.

602.2 Heating Facilities

- All residential units are to have a heat supply present.
- Electric plug-in space heaters are not an approved heat source.
- Approved heat sources can be: electric wall mounted units, electric heat pumps, gas forced air furnaces (gas shut off valves are to be present and easily accessible), gas wall mounted units (gas shut off valves are to be present and easily accessible) and/or electric baseboard heaters that are properly hard-wired (not plugged in).
- All thermostats are to be in proper working order.

605.1 Electrical System

- All electrical outlets and switches must have cover plates that are not cracked or otherwise damaged/broken.
- Every habitable space in a dwelling shall contain at least two separate and remote receptacle outlets.
- Every bathroom shall contain at least one receptacle.
- All wiring connections throughout the house (including basements, attics, crawlspaces, etc) are to be contained within proper junction boxes with covers.
- All appliances are to be properly wired (i.e. an electric hot water heater cannot be connected to the electric dryer outlet).
- Empty slots in any interior/exterior breaker panels must have approved slot covers.
- Any home that has been recently re-wired must meet current code requirements.

- Exterior lights are to be located at all exterior doors.
- All electrical lights, mounted on ceilings or the walls, shall have globes covering the light bulbs, both inside and outside.

704.2 Smoke Detectors

- Smoke detectors are required on each level of the structure (including basements) and must be located in each sleeping room (whether originally a bedroom or not).
- Smoke detectors must also be placed outside of the sleeping rooms in the immediate vicinity (i.e. a hallway or common area immediately off of the bedroom(s).
- The proper placement of a smoke detector is on the ceiling, above the doorway inside the sleeping room, twelve (12) inches from the sidewall.
- Smoke detectors may also be placed on the wall and above the door located no less than four (4) inches and no more than twelve (12) inches from the ceiling (measurement is taken from the upper edge of the detector, not the centerline).
- If placed on the wall, smoke detectors shall not be placed on any wall except the wall section above the door.
- In the event the residential structure has had recent wiring up-graded or a sleeping room added, all smoke detectors are required to be hard-wired and interconnected with a battery back-up.