Residential Home, Apartment, & Condo Inspection Checklist Guide

This list is to help prepare for a Valley Park Fire Protection District Residential Occupancy inspection and does not include every possible code violation.

General Health

_____ Egress pathways must be clear and accessible.

Furnace

_____ Gas shut off installed.

Water Heater

_____ Gas shut off installed.
_____ Galvanized flue pipe.

Electric Panel

_____ Panel is readily accessible - a clear pathway to it.
_____ Knock-out covers/plugs/wire clamps installed if needed (inside and outside of panel).
_____ All proper screws installed fastening panel cover.
_____ Electric service cable & other wires not split or deteriorated.
_____ Minimum 8 gage ground wire installed.
_____ Electric service drop (From pole) must be minimum 8 feet from any standing surface.

Plumbing Drain Stacks

_____ Fire blocking present around ceiling penetrations.

Laundry (serving unit)

_____ GFCI outlets installed in laundry area.

Smoke & CO Detectors

_____ 1 smoke detector per bedroom, 1 outside of bedrooms in hall, 1 on each level, & 1 in basement (all functioning).
_____ All smoke and CO detectors must be under 10 years old.
_____ Connected, wired systems must be maintained.
_____ 1 CO detector per floor - installed per manufacturer installation instructions.

Kitchen

_____ All countertop electrical outlets are GFCI protected.
_____ Garbage disposal has a wire clamp - outlet must be on a GFCI.
_____ In cabinet wiring must be in conduit or manufacturers plug.
_____ Anti-tip device installed for stove.
_____ Any outlet serving a counter must be GFCI protected (Including island)
_____ No GFCI required for refrigerator only outlet.

Bathrooms

_____ All outlets in bathroom must be GFCI.
_____ Sink drain & water lines fire blocked.

Windows

_____ Stays open when lifted, no broken glass.

Exterior (leading to unit)

_____ Outlets GFCI protected in weatherproof cover/box.
_____ Walkways, patios, porches don't have trip hazards or cracks 3/4" or larger.
_____ A/C electric box doesn't have exposed wiring or open knockout plugs (serving unit).

Hallways & Stairways (leading to & in unit)

_____ Stairways have handrails when over 3 steps.
_____ Guardrails are present above 30" drop off.

Deck (serving unit)

_____ Structurally sound, joist hangers where needed.

Garages (serving unit)

_____ Fire rated walls ceiling required in attached garage including gables penetrations to be fire blocked.
_____ Fire rated door required to living space in attached Garages (solid wood or fire rated metal).
_____ Garage door safety sensor must be present and installed properly.

Other General Guidelines

_____ All outdoor, garage, and unfinished areas must have outlets GFCI protected.
_____ No exposed wire splices or open junction boxes.
_____ No unprotected wiring may be outside of wall cavity or hang below floor joist.
_____ Outlets/switches working & have cover plates.
_____ No open ground or reverse polarity outlets.
_____ 3-pronged outlets are grounded or GFCI protected.
_____ Outlets within 6' of a water source GFCI protected.
_____ Sump pump outlet needs simplex or GFCI protection.
_____ Fire blocking materials present around ceiling & wall penetrations.
_____ All doors must be installed and working properly.
_____ Interior keyed locks prohibited.
_____ All areas must be structurally safe and in good repair.
_____ House address numbers shall be 4” minimum high, ½” stroke width and visible from the street. Missing numbers shall be replaced. May be located on either house or mailbox.
_____ No extension cords are allowed. All fixtures, appliances, etc. must use manufacturers’ wiring.

“This list shows common inspection checks and is not all inclusive for every possible code violation. The property should be vacant and void of any furniture, appliances, or belongings that may block inspection areas. Blocked areas may result in a failed inspection. This checklist is provided for informational purposes only. It does not constitute any legal advice.”