



RENTAL \_\_\_\_ SALES \_\_\_\_ VACANT \_\_\_\_

	<b>SITE ADDRESS</b>	<b>PHONE:</b>	<b>BSA #</b> _____
	<b>OWNER NAME:</b>	<b>EMAIL:</b>	
	<b>SITE</b>		
<b>IPMC</b>	<b>ITEMS</b>	<b>CONDITIONS/VIOLATIONS</b>	<b>ACTION REQUIRED</b>
302.4	Property shall be free from weeds and plant growth in excess of 8". All noxious weeds shall be prohibited.		
302.5	Evidence of rodent infestation in the garage. Evidence of rodent infestation exterior of house.		
302.7	All accessory structures, including garage shall be maintained and structurally sound.		
	<b>EXTERIOR STRUCTURE</b>		
<b>IPMC</b>	<b>ITEMS</b>	<b>CONDITIONS/VIOLATIONS</b>	<b>ACTION REQUIRED</b>
302.3	<b>FLATWORK</b> -- driveways, sidewalks tripping, ponding		
302.7	<b>ACCESSORY STRUCTURES</b> -- garages, sheds, fences, walls		
302.8	<b>VEHICLES</b> -- inoperable, expired tags		
303.1	<b>POOLS, SPAS</b> -- clean, code compliant enclosure and gate		
303.13	<b>WINDOWS</b> -- openable, weather-tight-locks		
304.10	<b>PORCHES</b> -- rotted wood, spalled brick, mortar		
304.11	<b>CHIMNEY</b> -- brick spalling, mortar issues		
304.14	<b>WINDOWS</b> -- screens		
304.2	<b>SIDING</b> on the house shall be weather resistant and water tight. Siding on the garage shall be weather resistant and water tight.		
304.3	<b>ADDRESS</b> -- correct numbers, minimum 4" high. Visible from road		
304.5	<b>FOUNDATIONS</b> -- spalling, cracking, holes		
304.7	<b>ROOF</b> -- holes, leaks, missing shingles		

	<b>EXTERIOR STRUCTURE--Cont.</b>		
<b>IPMC</b>	<b>ITEMS</b>	<b>CONDITIONS/VIOLATIONS</b>	<b>ACTION REQUIRED</b>
605.3 304.15	<b>OUTDOOR LIGHTING</b> -- at egress doors. "adequate lighting to traverse steps"		
304.18 304.7, 507.1	<b>DOORS</b> -- openable, secure, frames, screens, hardware <b>GUTTERS</b> -- maintained, drainage, extensions (8' minimum)		
	<b>WEEDS / BRUSH</b>		
	<b>INTERIOR STRUCTURE</b>		
<b>IPMC</b>	<b>ITEMS</b>	<b>CONDITIONS/VIOLATIONS</b>	<b>ACTION REQUIRED</b>
304.15 304.18	<b>DOORS</b> -- openable, secure, frames		
305.3 304.10 304.12 306.1	All interior walls shall be maintained in good, clean and sanitary condition. All interior surfaces shall be free of peeling, chipping paint. Shall be repaired scraped and painted. <b>STAIRWAYS</b> -- structural, handrails, guards		
307.1	The interior of every structure shall be free from any accumulation of rubbish or garbage.		
308.1	All rodent infestation found shall be properly exterminated.		
702.3	All doors leading to the exterior shall be readily openable from the side which egress is to be made without the need for keys or special knowledge.		
703.1	The fire-resistance rating of fire-resistance-rated walls, fire stops shaft enclosures, partitions and floors shall be maintained.		
704.2	Smoke Detectors / CD detectprs (max/ 10 years old)		
	<b>ELECTRICAL</b>		
<b>IPMC</b>	<b>ITEMS</b>	<b>CONDITIONS/VIOLATIONS</b>	<b>ACTION REQUIRED</b>
604.3	Where it is found inadequate service, insufficient receptacles/lighting outlets or improper fusing or installation the defects shall be corrected to eliminate the hazard.		
605.1	All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.		
605.2	Every habitable space shall contain two separate and remote receptacle outlets.		

	<b>ELECTRICAL-CONT.</b>		
605.2	Every laundry area shall contain one grounded type receptacle or a receptacle with a ground fault circuit interrupter.		
605.2	Every bathroom shall contain one receptacle. New bathroom receptacle outlets shall have a ground-fault circuit interrupter protection.		
	<b>PLUMBING</b>		
<b>IPMC</b>	<b>ITEMS</b>	<b>CONDITIONS/VIOLATIONS</b>	<b>ACTION REQUIRED</b>
504.1	All plumbing fixtures shall be properly working and maintained in a safe, sanitary and functional condition.		
505.2	Backflow protection required at laundry tub and hose bibs.		
505.4	Water heating facilities shall be properly installed and maintained.		
505.4	Minimum water temperature of 110 degrees F.		
505.4	An approved combination temperature and pressure-relief valve discharge pipe shall be properly installed and maintained on water heaters to within 4" of floor.		
	<b>MECHANICAL</b>		
<b>IPMC</b>	<b>ITEMS</b>	<b>CONDITIONS/VIOLATIONS</b>	<b>ACTION REQUIRED</b>
403.2	Every bathroom shall comply with the ventilation requirements for habitable spaces. Air exhausted by a mechanical ventilation system shall discharge to the outdoors and not be recirculated.		
403.5	Clothes dryer exhaust systems shall be independent of all other systems and shall be exhausted in accordance with the manufacturer's instructions--Hard pipe duct.		
602.2	Dwellings shall be provided with heating facilities capable of maintaining a room temperature of 68 degrees F in all habitable rooms.		
603.1	Furnace, clean and check for a cracked heat exchanger (co2 leaks) to be done every two years. Provide furnace certificate to office.		
603.1	All mechanical appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function.		
603.3	All required clearances regarding the furnace & hot water heater shall be maintained to combustibles.		

