

Resale Inspection Check List.

Not all items are listed however these are the most commonly found during an inspection.

- All Permits pulled shall be been paid, completed and passed zoning and building inspection. Provide proof of permits and inspections.
- If a property owner is deceased. Provide a copy of the Short Certificate or Power of Attorney authorizing individual(s) to sell the property.
- House shall be clearly identified on the Building and on one side of the mail box. Numbers should be Arabic numbers or alphabet letters, Minimum of 4 inches high and a minimum stroke width of 0.5 inch - **304.3**
- All Exterior surfaces shall be maintained in good condition - 304 Exterior Structures (including 304 subsections - Foundation walls, roofs, drainage, etc.) – 302 Exterior Areas, **302.1, 302.1, 302.3, 302.7**
- Vegetation at the exterior walls shall be trimmed back from the exterior siding to prevent moisture damage. – **302.4**
- Interior surfaces shall be clean and maintained in good condition including but not limited to structural members, interior surfaces, stairs, walking surfaces, handrails, guards doors – **305**
- Interior doors and windows shall open and close smoothly without interruption and all hardware functions properly. **305.6**
- Locks, All egress doors shall have a throw-bolt type of lock. Not a lock that uses a key or requires special knowledge to exit the dwelling. - **702.3**
- Smoke Detectors in each room used for sleeping purposes, one outside the sleeping area(s), one on every floor including basement (not required for crawl spaces and uninhabitable attics).- **704.2**
- Carbon monoxide detector – Homes built under 2009 Building Codes. For homes built prior to 2009 Building Codes it is strongly recommended to install a least one carbon monoxide detector outside the sleeping rooms if you are burning fossil fuels to heat your home or have an attached garage.
- Ventilation – Habitable spaces shall have at least one openable window and shall conform to the minimum glazed area required in Section 402.1. - **403.1.**
- Dryer exhaust – Replace vinyl flexible dryer exhaust hose with UL listed (metallic) flexible dryer exhaust hose. - **403.5.**

- Thermostat Pressure Release "TPR" pipe on a hot water heater or boiler shall have a 3/4" diameter pipe extending within 6-inches of the floor. - **505.4.1**
- Bathroom floor surface shall be maintained to be a smooth, hard, nonabsorbent surface. – **503.4.**
- All plumbing fixtures, sink, tub, lavatories, laundry tubs and showers shall be properly connected to either a public water system or to an approved private water system. And shall be supplied with hot or tempered and cold running water. **505.1**
- Maintain clearances/areas; remove all combustible materials around all fuel burning equipment. – **603.3**
- GFCI protected receptacles located within 6-feet from the edge of a sink, tub, or laundry tub. **604.3**
- Outside receptacles shall be GFCI protected and have a protective cover or bubble cover that is rated for outdoor use. **604.3**
- Electrical Box and Connections. - Install a cover plates at each ceiling junction box with exposed wiring. - **604.3**
- Electric panel box - Install knockout bushings in openings at the main service panel. - **604.3**
- Fire rated door separating the garage from living space. Door shall be fire rated, solid wood doors not less than 1-3/8" thick, solid or honeycomb core steel doors not less than 1-3/8 inches thick, or 20-minute fire-rated doors. **703.2**
- Swimming pool barrier - where the house is used as a barrier, all doors accessing the pool area shall be equipment with an audible alarm. Such alarm shall sound continuously for a minimum of 30 seconds immediately after the door is opened and be capable of being heard throughout the house during normal house-hold activities. The alarm shall automatically reset under all conditions. – **303.2, IRC Appendix G.**
- Swimming pools - access gates shall open away from the pool area and shall be equipped with a self-closing and self-latching device. **303.2**

Free E-Codes - International 2009 Building Code and 2009 Property Maintenance Code is available online.
<http://publiccodes.citation.com/icod/index.htm>