

CITY OF O'FALLON PROPERTY MAINTENANCE INSPECTION CHECKLIST

Date: _____ Address: _____
Residence Type: 1 Story/Garage/Basement _____ Apartment _____
 2 Story/Garage/Basement _____ Condo _____
 Bi/Tri-level/Garage _____ Mobile Home _____
 Duplex/1 Story/2 Story _____ Garage/Basement _____

INTERIOR

____ Interior ceilings and walls in good repair(PM305.3): _____
____ Enclosed space under stairs has coverage of minimum ½” drywall(IRC302.7): _____
____ (Working)Smoke detectors at every level, within 15ft of bedrooms and inside each bedroom _____
____ (Working)CO detector within 15 ft of each bedroom: _____
____ Window hardware and glass in good working order(PM 304.13.2): _____
____ Window screens maintained and in good shape(PM304.14): _____
____ 3 wire electrical systems properly grounded(PM605.1): _____
____ 2 wire electrical systems is GFCI protected or 2 prong outlets installed(PM605.1): _____
____ Hot/neutral reverse at receptacles(PM605.1): _____
____ Extension cords safely used for temporary power(PM604.3): _____
____ Electric cover plates installed(PM604.3/605.2): _____
____ Fuse/breaker box clear of defects and circuits are labeled(PM604.3/605.1): _____
____ Laundry receptacles GFCI or single use and grounded if within 6 ft of a sink(PM605.1/NEC): _____
____ Heat/Wat.Heat units properly vented and 3 screws per joint(PM603.2/603.4/Ameren): _____
____ Adequate combustion airspace(PM603.5,IFGC404.12): _____
____ Gas shut-off at all appliances(PM603.4): _____
____ Water heater discharge pipe min ¾”, metal, no threads and stops within 6” of floor(PM505.4) _____
____ Ingress and Egress clear path to the outside. Doors to the exterior operable(PM702.1/702.4) _____
____ Exterior door locks operable (thumb latch, single cylinder)(PM304.15/702.3) _____

KITCHEN

____ Receptacles GFCI protected (All at the countertops, exc. desk areas)(NEC210.8(A): _____
____ Garbage disposal functions /installed correctly with Romex connector(PM504.1): _____
____ Water on, no leaks(PM504.1): _____

BATHROOMS

____ All receptacles GFCI protected(NEC210.8A): _____
____ Water on, no leaks(PM504.1): _____
____ Vent to outside (Or window)(PM403.2): _____

GARAGE

____ Garage Receptacles GFCI protected (within 6 ft zone excluding ceiling)(NEC210.8A): _____
____ Solid core wood, rated or metal door between living area and garage(IRC302.5): _____
____ ½” drywall separation between living area and garage applied to garage side(IRC302.6): _____
____ Drywall to roof sheathing line or garage ceiling, covered with ½” drywall(IRC302.6): _____
____ Garage door safety sensors, if required, operational: _____

EXTERIOR

____ House numbers visible and 4” tall x ½” stroke min(PM304.3): _____
____ Outside appearance maintained(PM304.1): _____
____ Gutters/downspouts in good repair & discharge properly(PM304.7) _____
____ Foundation/exterior walls in good repair(PM304.5/304.6): _____
____ Handrails and guard rails secure and code compliant(PM305.5/306.1/307.1): _____
____ Accessory structures in good repair(PM302.7): _____
____ Decks, porches, balconies maintained(PM304.2/304.10): _____
____ Chimneys in good repair(PM304.11): _____
____ Ext. receptacles GFCI protected (Readily accessible only)(NEC210.8(A)): _____
____ Sump pump discharges to outside (not the sanitary sewer system)/not a nuisance(Ord.818/3154): _____
____ Driveway/sidewalk in good repair(PM302.3): _____

Bedrooms**Net Area**

- Master or #1 - Size _____ Meets Egress Y/N _____
- #2 - Size _____ Meets Egress Y/N _____
- #3 - Size _____ Meets Egress Y/N _____
- #4 - Size _____ Meets Egress Y/N _____
- #5 - Size _____ Meets Egress Y/N _____
- Two outlets in each bedroom(PM605.2): (1) _____ (2) _____ (3) _____ (4) _____ (5) _____
- Open-able windows(PM304.13.2): (1) _____ (2) _____ (3) _____ (4) _____ (5) _____
- Smoke detector(PM704.1/704.2/704.4): (1) _____ (2) _____ (3) _____ (4) _____ (5) _____
- Interconnected? _____
- Carbon Monoxide detector within 15ft of bedrooms (if needed) _____

Basement Sleeping Rooms**Net Area**

- #1 - Size _____ Meets Egress _____ Y/N _____
- #2 - Size _____ Meets Egress _____ Y/N _____
- Smoke detector(PM704.1/704.2/704.4): (1) _____ (2) _____
- Carbon Monoxide detector within 15ft of bedrooms (if needed) _____

SPAS/POOLS: (PM303, NEC art. 680,
IRC Appendix G)

_____ Barrier-
_____ Electric-
_____ Alarms-

Miscellaneous: Additional GFCI
Requirements(NEC):

_____ Hydro massage bathtubs(680.71)
_____ Unfinished basement(210.8A)
_____ Bar sinks(210.8A)

NOTES:

Inspected by: _____ **Date:** _____

_____ **Approved** _____ **Not Approved**

CPTED Inspection Pass: _____ **Yes** _____ **No** _____ **N/A**

Occupancy Load: _____