

# Rental Home Safety Inspection Checklist

LITTLE ELM

NFPA-National Fire Protection Association ➔ IPMC-International Property Maintenance Code  
 IPC-International Plumbing Code ➔ IRC-International Residential Code ➔ NEC-National Electric Code

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PROPERTY ADDRESS

INSPECTION DATE

INSPECTOR'S INITIALS

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EXTERIOR STRUCTURE	CODE	PASS	FAIL
address numbers visible and not obscured, or illegible	2018 IPMC 304.3		
door(s), hardware in good condition	2018 IPMC 304.15		
door(s) secured tightly by lock(s)	2018 IPMC 304.15		
roof shingles and/or roof components not damaged or missing	2018 IPMC 304.7		
window(s) free from leaks or cracks	2018 IPMC 304.13.1		
window screen(s) present and undamaged	2018 IPMC 304.14		
window(s) open, close, and latch freely	2018 IPMC 304.13		
no holes in walls	2018 IPMC 304.6		
no loose or rotting materials	2018 IPMC 304.6		
no exposed wood	2018 IPMC 304.6		
no chipped or peeling paint	2018 IPMC 304.6		
stairs, decks, porches, balconies and all other attached appurtenances in good repair	2018 IPMC 304.1.1 (12)		
ELECTRICAL AND MECHANICAL EQUIPMENT	CODE	PASS	FAIL
smoke detectors present, operable, and <10 years of age – in each sleep area and adjacent hallway	2018 IRC R314.3 & NFPA 72, 14.4.5.6		
CO detectors present, operable, and <10 years of age on every habitable level of the building	NFPA 72, 17.12.1, (2)		
CO detectors present, operable, and <10 years of age outside each sleeping area	2018 IRC R315.3		
CO detectors present, operable, and <10 years of age inside sleeping areas with fuel-burning appliances	NFPA 72, 17.12.1 (1)		
heating facilities operable – minimum of 65 °F in all habitable rooms	2018 IPMC 602.2		
fixtures and/or cover plates present and undamaged	2017 NEC 406.6		
outlets and switches operable	2017 NEC 110.7		
electrical panelboard circuits labeled and undamaged	2018 IPMC E3706.2		
luminaires in wet or damp locations protected from water contact	2018 IRC E4003.9		
extension or flexible cords not being used for permanent wiring	2018 IPMC 605.4		
PLUMBING	CODE	PASS	FAIL
water system connected and supplying all fixtures	2018 IPMC 505.3		
water heating facilities maintained in good order and capable of providing a minimum 110°F	2018 IPMC 505.4		
water heating facilities equipped with relief valves	2018 IPC P2804.1		
fixtures maintained in a safe, sanitary, and functional condition	2018 IPMC 504.1		
INTERIOR STRUCTURE	CODE	PASS	FAIL
interior rooms and surfaces are sanitary and free of defective conditions	2018 IPMC 305.3 & 308.1		
stairs and walking surfaces maintained in good repair	2018 IPMC 305.4		
handrails and guards maintained in good repair	2018 IPMC 305.5		
no pest infestation	2018 IPMC 309.1		
EXTERIOR PROPERTY AREAS	CODE	PASS	FAIL
all exterior areas are clean, safe and in a sanitary condition	2018 IPMC 302.1		
all sidewalks, walkways, stairs, driveways, and parking spaces maintained free from hazardous conditions	2018 IPMC 302.3		
no evidence of rodent harborage	2018 IPMC 302.5		
accessory structures, including fences and sheds, maintained in good repair	2018 IPMC 302.7		
swimming pools, spas, and hot tubs maintained in good repair and properly enclosed – min. 48" barrier	2018 IPMC 303.1		
OTHER CONDITIONS OR NOTES	CODE	PASS	FAIL



**THIS IS AN OFFICIAL NOTICE OF VIOLATION FOR THE CODE VIOLATIONS THAT ARE INDICATED BY A "FAIL". THE LANDLORD IS RESPONSIBLE FOR CORRECTING ALL VIOLATIONS WITHIN 10 DAYS OF THE DATE OF THIS FORM.**