

INSPECTION CHECKLIST
RESIDENTIAL MULTI FAMILY SALE OF BUILDING
SITE ADDRESS/UNIT NO.

Electrical Items

- Electrical service connections
- Service ground to water pipe
- Minimum 100 amp service
- Condition of electrical service cable
- Two receptacles per room
- Unused openings in panel box closed
- Tenant access to panel box
- Closet light fixture status
- Proper receptacles in bathroom; fixture receptacles eliminated
- Kitchen GFIC receptacles
- Kitchen receptacles w/in 6' of sink GFIC
- Visible electrical violations

Fire Safety

- Smoke detectors on all levels including basement or at each sleeping area
- Smoke detectors battery backup, interconnected if required (construction after 1993)
- Smoke detectors in common and storage areas
- Firewalls between units, where applicable
- Firewalls from ground to roof, including attic areas
- Fire wall between garage and living area; 1/2" or 5/8", depending upon conditions
- Solid core, not raised panel or with glass door(s) between garage and living area
- Operational windows in sleeping areas
- Stairways free of obstructions
- Door locks - per code and operational
- Door swing - egress - for occupancy loads of 50 or more
- Door hardware, self closures where applicable
- Unobstructed passageways
- Exit, Emergency lighting, alarm bells
- Elevator doors - closed tight
- Neatness of storage areas, flammable liquid storage
- Amount, size and status of fire extinguishers
- Sprinkler system operation
- Fire alarm system operation
- CO2 alarm installed in vicinity of bedrooms and fossil-fuel burning heater or fireplace

Venting/Mechanical

- Dryer venting to exterior or other approved method
- Chimney venting for high efficiency heaters
- Multi flue usage
- Oil burner shut off switch at top of stair or outside heater room
- Hot water heater temperature & pressure valve piped to within 6" of floor
- Exhaust fan/operational window in bathroom
- Boiler/heating room cleanliness/ventilation

Miscellaneous

- Handrails on stairs if two steps or more
- Barriers on open stairways
- Structural damage
- Cracked/broken windows
- Concrete floor in basement
- Interior waste/debris/sanitary conditions
- Wall or ceiling openings - closed

Exterior

- Swimming pool - secured properly
- Property and unit addresses properly displayed - minimum 4" high Arabic numerals
- Removal/abandonment of cistern/outhouse
- Exterior waste/debris/sanitary conditions