

Occupancy Inspection Checklist

(These are the Items the Inspector Looks For When Doing Inspection)

EXTERIOR

House numbers on building

Foundation cracks or holes

Holes in siding or brick

Grading sloping from building minimum 1:12 for 8'

(On new buildings also check develop plan)

Weeds – Garbage or Rubbish

Exterior painting

Chimney condition

Accessory structures including fences and decks

(Also check location for easements – Check for necessary permits)

Exterior electrical wires hanging lower than 8'

Doors work freely & lock

Plumbing vent stack on roof

Mud or dirt on street

Does site drain? Should not pond water

Does grading conform to development plan?

INTERIOR

Doors work freely and latch

Windows open and have screens

(For sleeping rooms windows must have clear opening of 5 sq. ft. on grade floor and 5.7 sq. ft. on other. Sill heights of window no more than 44" from floor.)

Ceiling and walls free from cracks, chips, pops etc.

Smoke detectors in each bedroom, hallway outside of bedrooms and every level

Carbon Monoxide Detector within 15' of all bedrooms

Drip leg on hot water heater

Check stack condition on furnace and hot water heater

Running water in sinks, stools, bathtub etc. Check for leaking drain under sink

Grounded outlet for washer & dryer

Minimum 2 outlets in each bedroom

Exhaust vent in bathrooms or operating window

G.F.I. protection for outlets in kitchen

G.F.I. protection for outlets in bath (must have at least one outlet)

G.F.I. protection for outlets 6' from sink by wet bar also includes garages, exterior outlets and in unfinished area in basement

Open splice wiring

Wiring entering metal box without connector

Panel box – No open spaces

(If open check for double lugging. Any questions have electrical inspector check it.)

Handrails all stairs with 3 or more risers. Includes decks.

(No opening larger than 4")

If any proposed basement sleeping rooms check egress and ingress. Windows 5.7 sq. ft. clear opening with sill height maximum 44" from floor or exit to a hall which provides 2nd exit separate from stairs.

Unprotected Romex

GARAGE

1/2" drywall, joints taped, between garage and living space

If sleeping rooms above garage 1 hr. fire rating in garage ceiling

Doors to living space to be 1 3/8 solid wood or metal with 1 hr. rating

FORMULA FOR OCCUPANCY

Number of bedrooms

Total square feet of structure

(No bedroom can have a dimension under 7' and must have escape)

Bedroom for 1 person cannot be less than 70 sq. ft.

Bedroom for more than one must have at least 50 sq. ft. per person

Living room for 3 – 5 at least 120 sq. ft., for 6 or more 150 sq. ft.

Dining room for 3 – 5 at least 80 sq. ft., for 6 or more 100 sq. ft.

Kitchen for 3 – 5 at least 50 sq. ft., for 6 or more 60 sq. ft.

SPECIALTY ITEMS

Private Sewer System

Owner to furnish copy of Aeration Service Record – Must be done within 1 year.

Septic system to be inspected by St. Clair County Health Department. Owner to schedule and pay for.

Swimming Pool

Fence to be per Code

Self latching gate in place

Alarm on door if access from house

Verify all Village fees are paid i.e. liens, sewer bill, and business license

This is not to take the place of a whole house inspection.