

# Housing Inspection Checklist

<b>Smoke Alarms &amp; C.O. Detectors</b>	<b>Bathrooms</b>
Smoke alarms inside all bedrooms, outside all bedrooms and on all habitable levels	Toilet room provided with privacy
C.O. Detector on all levels with a bedroom	Plumbing connected to approved sewer system
<b>Electrical</b>	Operable hot and cold water
Service AMP adequate for usage	Window or mechanical venting (exhaust Fan)
Properly grounded and in good condition	GFCI outlet
All circuits are labeled	Tub/shower functional with no leaks
Adequate clearance and easy access to panel	<b>Kitchen</b>
Covers on all switches and outlets	Kitchen area provided
Wire in conduit where required	Plumbing connected to approved sewer system
GFCI outlets where required	All countertop outlets GFCI
Proper use of extension cords	Water supply to all fixtures
<b>Water heater</b>	<b>Bedrooms</b>
Properly permitted (if installed after 2012)	Privacy doors provided
Gas shut-off valve	Windows proper size for egress and lockable
Pop-off discharge pipe extended to within 6" on floor	<b>Garage</b>
Vent secured and properly installed	Structure solid & maintained
Operable with no visible leaks	Solid wood, steel, or fire rated door into living area
Adequate surrounding clearance	<b>Stairways</b>
Wire in conduit where required	Handrails if 4 or more steps
<b>Furnace</b>	Adequate lighting
Properly permitted (if installed after 2012)	Steps stable, unbroken & adequate strength
Gas shut-off valve	<b>Building exterior</b>
Vent secured and properly installed	Porches solid & maintained
Combustion air provided	Guardrails on porches, decks over 30" high
Adequate surrounding clearance	Handrails if 4 or more steps
Operable, providing minimum 68 degrees	Exterior of structure maintained in good repair
Wire in conduit with on/off switch	No openings for rodent or other pests
<b>Laundry room</b>	4" Address numbers readable from street
Dryer exhausted outdoors	Doors & windows operable, weather tight and unbroken
4" metallic exhaust duct	No trash, litter, debris, car parts or garbage
	No unsafe or unsanitary conditions

**\*New windows in bedrooms must meet egress standards. The opening of the window shall be a min. of 5.7 Sq ft. if more than 44 inches off ground inside and out, or 5.0 Sq ft. if less than 44 inches off ground inside and out.\***

**\*\*The correction of violations will be provided a reasonable time for repairs not to exceed 30 days\*\***

**\*\*\*The Moberly Fire Department life safety inspection program is not a substitute for a professional home inspection and only inspects the minimum standards set forth by the existing building codes. A more in-depth home inspection should always be conducted by a qualified and licensed home inspector.\*\*\***