



Minimum Housing Code Inspection Report

Inspection Date:

Inspector:

Address:

INSPECTION PREDICATION LIST

EXTERIOR

P F X

PREDICATION

1	Visible Address - <i>IPMC 304.3 & IRC R319.1</i>				
2	Driveway Surface - <i>IPMC 302.3 & IRC -R309</i>				
3	Roof (Shingles, Flashing) - <i>IPMC 304.7 & IRC 8&9</i>				
4	Chimney and Flues - <i>IPMC 304.11 & IRC 10</i>				
5	Sewer Vents <i>IRC -M1804 & Ch. 2427 & IPMC 403.4</i>				
6	Walkways (Public / Private) <i>IPMC 302.3</i>				
7	Exterior Walls (Siding / Brick) <i>IPMC-304.2 &304.6</i>				
8	Trim (Roof / Windows) <i>IRC -R310&612 & IPMC 304</i>				
9	Soffit <i>IPMC 304</i>				
10	Gutters and / or Downspouts <i>IPMC 304.7</i>				
11	Attic Vents <i>IPMC -302.6 & IRC 8 &9</i>				
12	Windows <i>IPMC -304.13&.14 & IRC312. &</i>				
13	Screens <i>IPMC -304.13&14 & IRC312.2&612</i>				
14	Porch / Steps <i>IPMC -304.2</i>				
15	Handrails / Guard Rails <i>IPMC-307 & IRCR311&312</i>				
16	Carport / Carport Slab <i>IPMC -302.3 & IRC R 309</i>				
17	Exterior & Storm Doors <i>IPMC-304.15& R311&612</i>				
18	Patio <i>IPMC -302.3</i>				
19	Hose bib Faucets <i>IRC Ch. 27-29</i>				
20	Air Conditioner Disconnect <i>IPMC -603& IRC 13</i>				
21	Electrical Wiring and components <i>IRC Ch. 38 & 3611</i>				
22	Electric Service Drop <i>IRC Ch. 36 & 3605</i>				
23	GFI's and Fixtures <i>IRC E3902</i>				
24	Garage (Detached) <i>IPMC -302.7 IRC 309</i>				
25	Yard, Weeds, Trash, and Debris <i>IPMC -302.4</i>				
26	Trees and Shrubs <i>IPMC -302.4</i>				
27	Insect Infestation <i>IPMC -302.5 & IPMC309</i>				
28	Rodent Harborage <i>IPMC -302.5 & IPMC309</i>				
29	Fencing <i>IPMC -302.7 & 304.2</i>				
30	Wood Deck (s) <i>IPMC -304.10 & IRC 507</i>				
31	Swimming Pools <i>IPMC -302.7 & IRC 42</i>				
32	Shed (s) <i>IPMC -302.6& 302.7</i>				
33	Retaining Walls <i>IPMC -304.6 &302.7</i>				
<i>IPMC = INTERNATIONAL PROPERTY MAINTENANCE CODE & IRC = INTERNATIONAL RESIDENTIAL CODE</i> <i>NOTE::City of Jennings has adopted the 2012 ICC.</i>					NOTE:



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PREDICATIONS (cont'd)

INTERIOR

P F X

BEDROOM (1)				<u>LOCATION</u>	<u># OCCUPANCY</u>
WALLS, CEILING, FLOOR <i>IPMC -305</i>					
SMOKE DETECTOR <i>IPMC -704.2</i>					
DOORS <i>IPMC -305</i>					
ELECTRICAL <i>IPMC - 604 & 605</i>					
WINDOWS <i>IPMC -304.13 & 304.14</i>					

BEDROOM (2)				<u>LOCATION</u>	<u># OCCUPANTS</u>
WALLS, CEILING, FLOOR <i>IPMC -305</i>					
SMOKE DETECTOR <i>IPMC -704.2</i>					
DOORS <i>IPMC -305</i>					
ELECTRICAL <i>IPMC - 604 & 605</i>					
WINDOWS <i>IPMC -304.13 & IPMC -304.14</i>					

BEDROOM (3)				<u>LOCATION</u>	<u># OCCUPANTS</u>
WALLS, CEILING, FLOOR <i>IPMC -305.3</i>					
SMOKE DETECTOR <i>IPMC -704.2</i>					
DOORS <i>IPMC -305.6</i>					
ELECTRICAL <i>IPMC - 604 & 605</i>					
WINDOWS <i>IPMC -303.13(.1) (.2) & IPMC -304.10</i>					



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PREDICATIONS (cont'd)

P F X

<u>LIVING ROOM</u>				SIZE: sq. ft.
WALLS, CEILING, FLOOR <i>IPMC -305.3</i>				
SMOKE DETECTOR <i>IPMC -704.2</i>				
DOORS <i>IPMC -305.6</i>				
ELECTRICAL <i>IPMC - 604 & 605</i>				
WINDOWS <i>IPMC -303.13(.1) (.2) & IPMC -304.10</i>				

<u>FAMILY ROOM</u>				SIZE: sq. ft.
WALLS, CEILING, FLOOR <i>IPMC -305.3</i>				
SMOKE DETECTOR <i>IPMC -704.2</i>				
DOORS <i>IPMC -305.6</i>				
ELECTRICAL <i>IPMC - 604 & 605</i>				
WINDOWS <i>IPMC -303.13(.1) (.2) & IPMC -304.10</i>				

<u>HALLWAY</u>				<u>LEVEL</u>
WALLS, CEILING, FLOOR <i>IPMC -305.3</i>				
SMOKE DETECTOR <i>IPMC -704.2</i>				
DOORS <i>IPMC -305.6</i>				
ELECTRICAL <i>IPMC - 604 & 605</i>				
WINDOWS <i>IPMC -303.13(.1) (.2) & IPMC -304.10</i>				



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PREDICATIONS (cont'd)

P F X

KITCHEN				SIZE sq. ft.
WALLS, CEILING, FLOOR <i>IPMC -305.3</i>				
ELECTRICAL <i>IPMC - 604 & 605</i>				
WINDOWS <i>IPMC -303.13(1) (2) & IPMC -304.10</i>				
SINK/ GARBAGE DISPOSAL <i>IRC R306</i>				
CABINATES / COUNTER TOPS				
EXHAUST FAN <i>IPMC -403 & IRC R 303 & IRC Ch.15</i>				
BATHROOM				LOCATION:
WALLS, CEILING, FLOOR <i>IPMC -305.3</i>				
ELECTRICAL <i>IPMC - 604 & 605</i>				
EXHAUST FAN/ WINDOW <i>IPMC -403 & IRC R 303 & IRC Ch.15</i>				
LAVATORY <i>IRC R 306 & 307 & 308</i>				
TUB / SHOWER <i>IRC R 306 & 307 & 308</i>				
TOILET <i>IRC R 306 & 307 & 308</i>				
DOORS <i>IPMC -305.6</i>				

BATHROOM				LOCATION:
WALLS, CEILING, FLOOR <i>IPMC -305.</i>				
ELECTRICAL <i>IPMC - 604 & 605</i>				
EXHAUST FAN/ WINDOW <i>IPMC -403 & IRC R 303 & IRC Ch.15</i>				
LAVATORY <i>IRC R 306 & 307 & 308</i>				
TUB / SHOWER <i>IRC R 306 & 307 & 308</i>				
TOILET <i>IRC R 306 & 307 & 308</i>				
DOORS <i>IPMC -305.6</i>				



Minimum Housing Code Inspection Report PREDICATIONS (cont'd)

P F X

BASEMENT				
STAIRS, HANDRAILS <i>IPMC -307 & IRC R 311.7& R 312</i>				
SMOKE DETECTOR <i>IPMC -704.2</i>				
ELECTRICAL <i>IPMC - 604 & 605</i>				
PLUMBING STACKS				
FIRE STOPPING <i>IRC R 302.11</i>				
JOIST, BEAM, POST SUPPORTS <i>IPMC 305.2</i>				
FURNACE <i>IRC R 303.9</i>				
WATER HEATER <i>IRC Ch. 28</i>				
WALLS, CEILING, FLOOR <i>IRC R 305 & IPMC 305.3.</i>				
EXTERIOR DOORS <i>IPMC 304.15</i>				
BASEMENT WINDOWS <i>IPMC -304.13 / .14 & IRC 310</i>				
CARBON MONOXIDE DET. <i>IRC 315</i>				
DOORS <i>IPMC -305.6</i>				

INITIAL INSPECTION: PASS ___ FAIL ___ DATE:

FIRST RE-INSPECTION: PASS ___ FAIL ___ DATE: _____

This is to advise you that in accordance with the Minimum Housing Standards Code of Jennings, an inspection of the above mentioned dwelling unit has been made; we have noted conditions which must be corrected to bring the property into compliance with the City Ordinances. This inspection is valid after 120 days from the date of the inspection, or with any change of occupancy. Repairs should be done as soon as possible but must be made within 120 days from the inspection date. When repairs are completed contact the Building Department at 388-1164 to schedule a re-inspection. Any subsequent re-inspection will result in an additional fee (\$50) for each additional re-inspection. This fee must be paid prior to making any additional re-inspections.

This inspection is NOT A PERFORMANCE INSPECTION and does not in any way make any guarantee or warranty to anyone as to the condition of the property, structure, equipment or premises, nor does the City of Jennings assume any liabilities in the inspection and compliance therewith. Buyers should examine the property carefully and take all necessary precautions before closing.