City of Rock Hill Housing Inspection Checklist

Dwelling Address:_____**Date**_____

Owner Name:_____

Owner Address: _____**City**_____**State**_____**Zip**_____

Phone:_____ **Email:**_____

Agent/Contact Person (if applicable): _____

Signature: _____
Print and Sign

*** IT IS IMPORTANT TO NOTE THAT THE CITY DOES NOT GUARANTEE THAT THIS INSPECTION IS FREE FROM ANY DEFECTS. IT IS RECOMMENDED THAT THE OWNER OBTAINS A PRIVATE INSPECTION. THE CITY DOES NOT ACCEPT ANY LIABILITY AS IT IS ACTING IN GOOD FAITH WITHOUT MAILICE.**

Building Exterior and lot:

- ☐ Condition of driveway
- ☐ Tuckpointing of exterior walls
- ☐ House street number displayed
- ☐ Condition of gutter system
- ☐ No key required for egress
- ☐ Condition of stair construction
- ☐ Consistent depth of stair treads
- ☐ Guardrails correctly installed
- ☐ Fence condition
- ☐ Condition of walkways
- ☐ Condition of accessory buildings
- ☐ Exterior painting
- ☐ Foundation wall condition
- ☐ Condition of windows
- ☐ Condition of roof
- ☐ Condition of chimneys
- ☐ Wood burning fireplace inspection
- ☐ Laclede Gas Inspection
- ☐ Adequate handrails
- ☐ Electric service entry
- ☐ Exterior GFCI receptacles
- ☐ Garage fire blocked/rated
- ☐ Condition of retaining wall-guardrail

Basement:

- ☐ Smoke detector (s)
- ☐ Plumbing condition/draft stop
- ☐ Electric service in safe condition
- ☐ Evidence of foundation leaks
- ☐ Floor condition
- ☐ Joist condition
- ☐ Wall condition
- ☐ Water heater PRV and leaks
- ☐ Gas line shut-offs for appliances
- ☐ Grounded GFCI receptacles
- ☐ Furnace venting
- ☐ Enclosed stairways (balusters)

Interior stairs:

- ☐ Headroom acceptable
- ☐ Riser height acceptable
- ☐ Tread depth acceptable
- ☐ Handrail acceptable
- ☐ Guardrails acceptable
- ☐ Lights in stairway
- ☐ Balusters
- ☐ Enclosed stringers

Occupancy limit:

Probable use: **KITCHEN**

- ☐ Grounded GFIC by sink
- ☐ Condition of plumbing
- ☐ Condition of walls & finish
- ☐ Condition of floor
- ☐ Electric satisfactory
- ☐ Gas shut off valve
- ☐ Condition of ceiling
- ☐ Anti-tip device for stove

Probable use: **DINING ROOM**

- ☐ Condition of floor
- ☐ Conditional of walls & finish
- ☐ Operable window/sash cords
- ☐ Window height and egress
- ☐ Electric satisfactory
- ☐ Fireplace satisfactory
- ☐ Condition of ceiling

Probable use: **LIVING ROOM**

- ☐ Condition of floor
- ☐ Conditional of walls & finish
- ☐ Operable window/sash cords
- ☐ Window height and egress
- ☐ Electric satisfactory
- ☐ Fireplace satisfactory
- ☐ Condition of ceiling

Probable use: **BATHROOM(S)** Quantity: _____

- ☐ Grounded GFIC by sink
- ☐ Condition of floor
- ☐ Condition of walls & finish
- ☐ Condition of ceiling
- ☐ Operable window
- ☐ Window size
- ☐ Exhaust fan
- ☐ Plumbing acceptable
- ☐ Tub/tile condition/height

Probable use: **BEDROOM #1** Room size: _____

- ☐ Condition of floor
- ☐ Condition of walls & finish
- ☐ Condition of ceiling
- ☐ Operable window/sash cords
- ☐ Windowsill height/egress
- ☐ Electric satisfactory
- ☐ Smoke detectors
- ☐ Smoke detectors hallway

Probable use: _____ Room size: _____

- ☐ Condition of floor
- ☐ Condition of walls & finish
- ☐ Condition of ceiling
- ☐ Operable window/sash cords
- ☐ Windowsill height/egress
- ☐ Electric satisfactory
- ☐ Smoke detectors
- ☐ Smoke detectors hallway

Probable use: **BEDROOM #2** Room size: _____

- ☐ Condition of floor
- ☐ Condition of walls & finish
- ☐ Condition of ceiling
- ☐ Operable window/sash cords
- ☐ Windowsill height/egress
- ☐ Electric satisfactory
- ☐ Smoke detectors
- ☐ Smoke detectors hallway

Probable use: _____ Room size: _____

- ☐ Condition of floor
- ☐ Condition of walls & finish
- ☐ Condition of ceiling
- ☐ Operable window/sash cords
- ☐ Windowsill height/egress
- ☐ Electric satisfactory
- ☐ Smoke detectors
- ☐ Smoke detectors hallway

☐ **Must be reinspected** ☐ **Approved for Occupancy**_____