

City of Waukee
Rental Audit Inspection report
Single Family/Duplex/Townhome Unit Building Inspection

Property Address: _____

Inspection Date: _____

Living Room		code Section	Y	N	N/A					Comments
living room of 120 sf and not less than 7 feet in any direction		404.2								
		404.4.1								
ceiling height at least 7 feet		404.3								
one operable window with screen provided		304.14/402.1/								
		403.1								
adequate natural and artificial light provided		401.3								
		402.1								
adequate natural or mechanical ventilation provided		401.3								
		403.1								
fireplace maintained in safe condition		603.2								
does the room have at least two receptacle outlets		605.2								
Kitchen		Code Section	Y	N	N/A					Comments
3' between counter fronts-appliances and counter fronts-walls		404.2								
adequate natural or artificial light provided		401.3								
		402.1								
adequate natural or mechanical ventilation provided		401.3								
		403.1								
space available for equip/storage/preparation/disposal of food		404.7								
sink provided/maintained in a sanitary/safe working condition		502.1								
plumbing fixtures properly installed, functioning without leaks		504.1								
countertop GFCI (ground fault circuit interrupter) protected		605.2								
ceiling height at least 7 feet		404.3								
one lighting fixture provided		605.3								
				#1	#2	#3				
Bathrooms		Code Section	Y	N	Y2	N2	Y3	N3	NA	Comments
one operable window/screen or mechanical exhaust to outside		304.14								
		403.2								
ceiling height at least 7 feet		404.3								
plumbing fixtures properly installed, functioning and leaks		504.1								
one outlet is GFCI (ground fault circuit interrupter) protected		605.2								
one lighting fixture provided		605.3								
does the bathroom provide privacy		503.1								
				#1	#2	#3				
Bedrooms		Code Section	Y	N	Y2	N2	Y3	N3	NA	Comments
adequate natural or artificial light provided		401.3								
		402.1								
adequate natural or mechanical ventilation provided		401.3								
		403.1								
is an emergency egress opening provided in all sleeping rooms (including those in basements)? (window clear openings must be at least 5.7 sf and have a sill height of not more than 44" above finished floor)		702.4								
have the bedroom windows ever been replaced?	Date Replaced:									
sleeping room of 70 sf and not less 7 feet in any plan direction		404.2								
		404.4								
ceiling height at least 7 feet		404.3								
sleeping room have access to a water closet and lavatory w/o going through another bedroom		404.4.3								
room have at least two receptacle outlets		605.2								
unit have working smoke alarms within each sleeping room and immediately outside of the sleeping room		704.2								
Carbon Monoxide alarms- if fuel burning appliances or attached garage must have alarms outside sleep areas, if fuel burning is in bedrooms or attached bathroom must be alarm in bedroom also. If new remodel must be hard-wired with battery back up		IRC R315								

Hallways, Stairs, interior area, etc.	Code Section	Y	N	N/A	Comments
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interior structurally sound and in good repair	305.1				
	305.2				
interior surfaces in good repair, including paint, plaster, wood, etc	305.3				
strair/ ramp/landing, etc. structurally sound and in good repair	305.4				
handrails and guards structually sound and in good repair	305.5				
do all stairs, having more than 4 risers, have a handrail installed on one side that measures not les than 30" or more than 42" above the nosing of the tread	307.1				
do all elevated surfaces, more than 30" above the floor or grade below, have secure guard rails installed not less than 30" high above the floor or elevated surface	307.1				
interior doors in good repair and capable of being opened	305.6				
public hallways and stairs provided with at least one light	605.3				
Flexible Cords not used for permanent wiring/ running thru door/window/cabinet/concealed within wall, floor, or ceiling	605.4				

mechanical/ Laundry Room	Code Section	Y	N	N/A	Comments
water heater adequate to provide 110-degree hot water	505.4				
water heater not located properly in any bath, toilet, bedroom	505.4				
equipment maintain a minimum temperature of 68-degrees	602.2				
mechanical equipment properly installed and in working order	603.1				
mechanical room free of combustibile trash/debris	603.3				
furnace off safety control switch provided and operable	603.4				
fuel-burning equipment and appliances vented to the outside	603.2				
one lighting fixture provided in the furnace room	605.3				
adequate combustion air provided for the fuel fired equipment? This includes laundry rooms with gas dryers	603.5				
min single phase, 3 wire, (120/240) 60 amp service provided	604.2				
electrical wiring service panel accessible/good condition	604.3				
gas piping CSST (covered stainless steel tube- yellow flexible gas piping) properly bonded and grounded	2017 NEC Section 250.104(B) 2015 IFGC				
laundry room ceiling height at least 7 feet	404.3				
one lighting fixture provided in the laundry room	605.3				
clothes dryer vented to the outside	403.5				

Exterior Property Areas	code Section	Y	N	N/A	Comments
site free from debris, garbage, etc.	302.1				
site graded/maintained w/ vegetation to prevent soil erosion	302.2				
sidewalks in good repair no more that 1-inch off-set trip hazard	302.3				
driveway surface in good repair	302.3				
free of noxious weeds and vegetation less than 12- inches	302.4				
fences structurally sound and in good repair	302.7				
detached garage/shed structurally sound and in good repair	302.7				
swimming pool clean and in good repair	303.1				
site free of all inoperable or unlicensed motor vehicles	302.8				
site free of markings, carvings, and graffiti	302.9				
area free from pests	309.1				

Exterior Structure	Code Section	Y	N	N/A	Comments
structural members sound and free from deterioration	304.1.1				
	304.4				
siding and masonry joints weather resistant and/or water tight	304.1.1				
walls anchored/plumb/no holes/cracks/breaks/deterioration	304.1.1				
	304.6				

roof/flashing good repair/free from defects and deterioration	304.1.1 304.7				
trim and other decorative features anchored to walls	304.1.1 304.8				
decks/stairs/porches/etc good repair with approved guard/hand rail anchored	304.1.1 304.10 304.12				
do all stairs, having more than 4 risers, have a handrail installed on one side that measures not less than 30" or more than 42" above the nosing of the tread?	307.1				
elevated surfaces more than 30" above the floor or grade below, have secure guard rails installed not less than 30" above the floor or elevated surface	307.1				
doors/windows/frames, etc. in good repair and painted/sealed	304.2				
windows/skylights weather resistant and water tight	304.2 304.13 304.13.1				
all windows easily operable?	304.13.2				
is the address identification provided and visible from the street or road fronting the property? (font must be at least 4" high and 0.5" width)	304.3				
roof drain/guttes/downspout in good repair and no obstruction	304.7				
doors and hardware in good condition	304.15				

Dwelling Occupant Load Calculation

Room Type	Room Area	Maximum Occupant Load	Notes
Bedroom #1			
Bedroom #2			
Bedroom #3			
Multi-Purpose Room			
Occupancy Allowed By Code :			Actual Occupancy:

Dwelling Occupant Load Table

Room Type	Room Area	Occupancy
Bedroom	No less than 70 Sq. Feet	1 person
Bedroom (alternate)	50 sq. feet per person	2 or more
Living Room	Minimum 120 Sq. Feet	

Do you have a "lead safe renovator" on staff/contracted to address lead issues?

YES _____ NO _____

Contact Information

Owner

Name: _____

Address: _____

Phone: _____

Email : _____