

BUNCOMBE COUNTY RENTAL HOUSING INSPECTION  
OFFICE OF THE FIRE MARSHAL  
60 COURT PLAZA  
ASHEVILLE, NC 28801-3561  
(704) 255-5087

OCCUPANT \_\_\_\_\_ DATE \_\_\_\_\_

ADDRESS \_\_\_\_\_

OWNER \_\_\_\_\_

OWNER ADDRESS \_\_\_\_\_

OWNER PHONE \_\_\_\_\_ Inspector \_\_\_\_\_

Pursuant to Buncombe County Ordinance 98-1-06, an inspection of the above property was conducted with the follow findings.

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|-----|----|----|--|
| YES | NO | NA | 1) Water system connected to well or public system or equivalent. Properly operating kitchen sink, lavatory, tub or shower and water closet; all connected to water and sewer. All fixtures are within the dwelling and accessible and afford privacy. Both hot and cold shall be properly connected to kitchen sink, lavatory and tub or shower. Water heated to a minimum of 116 degrees F. Water heater has properly piped relief valve not more than 6 inches from the floor.  |
| YES | NO | NA | 2) Heating system is properly operating and maintained and is capable of heating habitable rooms to at least 68 degrees F at 3 feet above the floor level. At least one readily adjustable control for regulating temperature in the dwelling. If no central heat, properly installed baseboard electric, properly installed and vented wood of fossil fuel heater or unvented natural gas heater with listed oxygen depletion sensors. NO PORTABLE ELECTRIC HEATERS, UNVENTED FUEL BURNING HEATERS OTHER THAN APPROVED TYPES. |
| YES | NO | NA | 3) Chimneys have been inspected within the calendar year by a certified chimney sweep. Flue liner intact, mortar and bricks secure, flue unobstructed, firebricks intact, proper clearances.   |
| YES | NO | NA | 4) Cooking equipment is properly installed. NO PORTABLE EQUIPMENT EMPLOYING A FLAME.   |
| YES | NO | NA | 5) Approved smoke detector on each level and in common areas and stairwells in multi-unit dwellings.   |
| YES | NO | NA | 6) Street address is visible from the road and on dwellings set off the main road, the number appears also on the main road at the drive.  |
| YES | NO | NA | 7) Every habitable room shall have at least one window or skylight facing directly outdoors (except kitchen and bathrooms with operating exhaust fans) Year round mechanically ventilating conditioned air systems may be substituted.   |

- YES NO NA 8) All halls and stairwells shall be lighted.
- YES NO NA 9) Adequate electrical service shall be provided with a minimum of 60 ampere service. If the service is more than 6 two-wire branch circuits, 100 ampere is required. NO EDISON BASE FUSES. Only one two-wire branch per fuse or circuit breaker.
- YES NO NA 10) Two separate and remote outlets in every habitable room.
- YES NO NA 11) Bedrooms have light controlled by switch or pull chain
- YES NO NA 12) Kitchens have three remote and accessible outlets and a light controlled by a switch or pull chain. GFI if within 6 feet of sink.
- YES NO NA 13) Every hall, water closet compartment, bathroom, laundry room or furnace room shall have one ceiling or wall mounted fixture outlet.
- YES NO NA 14) Bathroom light controlled by wall switch or pull chain and at least one receptacle outlet. All replacements and new receptacles shall have ground fault interrupter protection.
- YES NO NA 15) All outlets, switches, wiring and light fixtures shall be safe and operable. No extension cords shall be spliced or used as fixed wiring. No electrical odor, visible frayed wiring, broken switch plates or outlet plates or circuit failure.
- YES NO NA 16) Foundation is maintained safe and reasonably dry. Mobile homes secures.
- YES NO NA 17) Exterior walls free of holes and reasonably weather tight, siding in good repair, no cracks or holes greater than ¼ inch and no signs of rot. Skirting is properly maintained, securely attached and no broken or missing sections.
- YES NO NA 18) Roof shall be structurally sound with no evidence of leaks. No missing shingles, no missing flashing, rafter cracked or 1/6 inch deflection the rafter, no damage to ceilings or sheet rock, no fire damage, no more than three layers of roof without engineer or architect certification.
- YES NO NA 19) All attics ventilated.
- YES NO NA 20) Two operable exits.
- YES NO NA 21) Stair and porches in good repair, free of holes, grooves and cracks with required railings. Stair risers equal in height and covers safe for use.
- YES NO NA 22) Windows weather tight, water tight, rodent proof, no daylight seen around inside or outside perimeter of casing, operable and

lockable. All panes in place and none broken.

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|-----|----|----|---|
| YES | NO | NA | 23) Exterior doors are weather tight, water tight, rodent proof, operable and in good repair. Proper hardware is installed to provide security (can be locked from inside and outside while providing safety). No daylight can be seen around door frames and frames are properly maintained.               |
| YES | NO | NA | 24) Screens in place and in good repair (continuous barrier to insects).  |
| YES | NO | NA | 25) Exterior wood surfaces are protected from elements with proper protective treatment. Mortar secure.   |
| YES | NO | NA | 26) Interior floors, walls and ceilings are vermin proof, in good repair, capable of supporting load, free of holes and cracks. No cardboard or other improper wall or ceiling finish. Floors are level. Bathroom and kitchen floors are reasonably impervious to water and can be kept clean and sanitary. |
| YES | NO | NA | 27) Structural supports are in sound condition. No evidence of deterioration, termite damage, termites, fire damage, absence of footings or cracked or split wood structural supports.  |
| YES | NO | NA | 28) Fire and draft stopping is present.   |
| YES | NO | NA | 29) Bathrooms are accessible from inside dwelling and afford privacy.   |
| YES | NO | NA | 30) Space: 150 square feet for first occupant, 100 sq.ft. per each additional occupant. Sleeping rooms: 70 sq.ft. for first and 50 sq. ft. each additional. Ceiling height not less than 7 feet.  |
| YES | NO | NA | 31) Below grade occupancy meets requirements.   |
| YES | NO | NA | 32) Dwelling is clean, safe and sanitary as well as property.   |