



P.O. BOX 180609 RICHLAND, MS 39218
PHONE: 420-1610 FAX: 932-9229

RESIDENTIAL INSPECTION CHECKLIST

- Yards must be cut and clean.
- No inoperable vehicles, vehicle parts, or appliances allowed.
- Plumbing (traps, vents, leaks in sewer, leaking water lines etc) pressure test on all new or repaired gas installations.
- Electrical (receptacle covers, breaker box cover, no exposed wiring, all electrical devices operational, etc.).
- Steps are required at all doors. Steps must be constructed to 2000 International Building Code. Steps with 4 or more risers (or over 28 inches) require handrail. A basic rule of thumb to determine if steps are built to code is: there should be no more than 7 inches in height between each step and each step should be at least 11 inches wide across the tread.
- All outside door locks must work. Rental property shall have thumb turn dead bolts on all outside doors.
- Floors and walls must be in sound condition.
- No leaks in roof or exterior walls.
- All windows must be in place (no cracked windows or broken glass on property).
- Must have a working water heater, approved heating system and proper ventilation.
- Insulation in place.
- Smoke detectors in each bedroom, hall, and workable.
- Inside condition must be livable (clean and sanitary).
- No large holes in walls or ceilings.
- All mobile homes shall comply with the: International Building Code and National Electrical Code.
- All mobile homes must be skirted within 60 days of registration. Verify with Building Dept. the material to be used & installation method.
- House numbers on the home (numbers should not be less than 3 ¾ inches in height).
- All mobile home setups require concrete pads.
- Dryer vents to outside.
- All structures (including house, mobile homes, porches, decks, and storage rooms) are required to be permitted and to be inside property setbacks. If you are unsure of setbacks or need permit information, please contact Public Works Department at 420-1610.
- Temporary water and power are available; please contact Public Works Department at 420-1610 for more information.

If a re-inspection is required a fee of \$50.00 will be charged before the re-inspection can be made. Section 6 of Richland's Mobile Home Ordinance requires corrections to be made within 10 days or removal of mobile home.