

### **Rental Property Inspection Checklist**

All areas are free from trash and rubbish and property is in clean, sanitary condition

- Weeds and grass are maintained and are trimmed to less than ten inches
- All areas are free from rodent infestation and harborage
- Exhaust vents are discharging properly
- Accessory structures, including fences, sheds, garages and retaining walls are maintained in good condition
- Unlicensed and/or uninspected vehicles are not kept on the premises
- Swimming pools or spa's are kept in clean and sanitary condition and have the appropriate necessary enclosures or covers
- Street number identification required for fire and safety emergencies must be clearly visible from the street
- The general property maintenance of the interior and exterior must be in good condition, i.e. no excessive peeling of chipping of paint, no holes in any portion of the building, the entire structure is weather tight, etc.
- The roof and flashing shall be free of any defects that would admit rain. All gutters and downspouts should be properly attached and free from blockages.
- All areas of the property, including common areas, are provided with adequate lighting and ventilation. All bathrooms must have an openable window or exhaust fan.
- Occupancy limitations are met
- Adequate running water is provided
- An adequate supply of heat is provided
- Carbon monoxide detector in the vicinity of the bedrooms and any fossil fuel burning heater or fireplace
- At least one (1) working smoke detector in each of the following locations:
  - In each bedroom
  - Outside of each bedroom in the immediate vicinity of that bedroom
  - On every floor or level of the dwelling unit, including basements, attics, and crawl spaces
- All required exits must be clear of obstructions and in good working order. Where required, exit signs and lights must be in place and in working order
- All bedrooms/sleeping rooms must have two unblocked means of egress, generally a door and window. Furniture should not be blocking the window and the window must have an openable size of at least 5.7 s.f. and be no more than 44" above the finished floor.
- Electrical receptacles within kitchens, bathrooms, and laundry rooms must be a Ground Fault Circuit Interrupter (GFCI) receptacle. The general condition of all mechanical and electrical equipment must be in safe operating condition.
- Railings must be securely installed on any staircase consisting of more than four (4) steps.
- Staircases that exceed forty (40) inches in width are required to have handrails along at least one side of the staircase.
- Any deck, patio, platform or landing that is thirty (30) inches or more above the ground, requires a railing at least thirty-six (36) inches high which must be enclosed to prevent the passage of an object four (4) inches or more in diameter through the railing.

**The above list is not complete and should not be used as an exclusive guideline. Any additional questions concerning the code requirements should be directed to Borough Hall at 610-376-7481.**