

CURWENSVILLE BOROUGH

RENTAL PROPERTY INSPECTION CHECKLIST

The following is summarized checklist for rental unit inspection purposes. Please refer to the ICC International Property Maintenance Code 2009 Version for a complete listing of all applicable codes in their entirety.

- 1. **Stairways, decks, porches and balconies.** Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads. *Section 304.10 ICC IPMC 2009*
- 2. **Doors.** All exterior doors, door assemblies and hardware shall be maintained in good condition. Locks at all entrances to *dwelling units* and *sleeping units* shall tightly secure the door. Locks on means of egress doors shall be in accordance with Section 702.3. *Section 304.15 ICC IPMC 2009*
- 3. **Means of Egress.** A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the *public way*. Means of egress shall comply with the *International Fire Code*. *Section 702 ICC IPMC 2009*
- 4. **LIGHTING: Common halls and stairways.** Every common hall and stairway in residential occupancies, other than in one- and two- family dwellings, shall be lighted at all times with at least a 60- watt standard incandescent light bulb for each 200 square feet (19 m²) of floor area or equivalent illumination
- 5. **Building security.** Doors, windows or hatchways for *dwelling units*, room units or *housekeeping units* shall be provided with devices designed to provide security for the *occupants* and property within. *Section 304.18 ICC IPMC 2009*
 - a. **Doors.** Doors providing access to a *dwelling unit*, *rooming unit* or *housekeeping unit* that is rented, leased or let shall be equipped with a deadbolt lock designed to be readily openable from the side from which egress is to be made without the need for keys, special knowledge or effort and shall have a lock throw of not less than 1 inch (25 mm). Such deadbolt locks shall be installed according to the manufacturer's specifications and maintained in good working order. For the purpose of this section, a sliding bolt shall not be considered an acceptable deadbolt lock. *Section 304.18.1 ICC IPMC 2009*
 - b. **Windows.** Operable windows located in whole or in part within 6 feet (1828 mm) above ground level or a walking surface below that provide access to a *dwelling unit*, *rooming unit* or *housekeeping unit* that is rented, leased or let shall be equipped with a window sash locking device. *Section 304.18.2 ICC IPMC 2009*
 - c. **Basement hatchways.** *Basement* hatchways that provide access to a *dwelling unit*, *rooming unit* or *housekeeping unit* that is rented, leased or let shall be equipped with devices that secure the units from unauthorized entry. *Section 304.18.3 ICC IPMC 2009*
- 6. **HEATING:** Dwellings shall be provided with heating facilities capable of maintaining a room temperature of 68°F (20°C) in all habitable rooms, *bathrooms* and *toilet rooms*. *Section 602 ICC IPMC 2009*
- 7. **Mechanical appliances.** All mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function. *Section 603 ICC IPMC 2009*

PLUMBING: All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition. *Section 503 ICC IPMC 2009*
All plumbing fixtures shall be properly connected to either a public sewer system or to an approved private sewage disposal system. Section 506 ICC IPMC 2009

a. **Required Facilities.** Every *dwelling unit* shall contain its own bathtub or shower, lavatory, water closet and kitchen sink which shall be maintained in a sanitary, safe working condition. A kitchen sink shall not be used as a substitute for the required lavatory. *Section 502.1 ICC IPMC 2009*

8. **WATER:** Every sink, lavatory, bathtub or shower, drinking fountain, water closet or other plumbing fixture shall be properly connected to either a public water system or to an approved private water system. All kitchen sinks, lavatories, laundry facilities, bathtubs and showers shall be supplied with hot or tempered and cold running water in accordance with the International Plumbing Code. *Section 505 ICC IPMC 2009*

a. **Water heating facilities.** Water heating facilities shall be properly installed, maintained and capable of providing an adequate amount of water to be drawn at every required sink, lavatory, bathtub, shower and laundry facility at a temperature of not less than 110°F (43°C). *Section 505.4 ICC IPMC 2009*

9. **ELECTRIC:** All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and *approved* manner. *Section 605 ICC IPMC 2009*

a. **Receptacles.** Every *habitable space* in a dwelling shall contain at least two separate and remote receptacle outlets. Every laundry area shall contain at least one grounding-type receptacle or a receptacle with a ground fault circuit interrupter. Every *bathroom* shall contain at least one receptacle. Any new *bathroom* receptacle outlet shall have ground fault circuit interrupter protection. *Section 605.2 ICC IPMC 2009*

b. **Luminaires.** Every public hall, interior stairway, *toilet room*, kitchen, *bathroom*, laundry room, boiler room and furnace room shall contain at least one electric luminaire (a complete electric light unit). *Section 605 ICC IPMC 2009*

10. **ACCUMULATION OF RUBBISH OR GARBAGE:** All *exterior property* and *premises*, and the interior of every structure, shall be free from any accumulation of *rubbish* or garbage. *Section 308.1 ICC IPMC 2009*

11. **PEST ELIMINATION:** All structures shall be kept free from insect and rodent *infestation*. All structures in which insects or rodents are found shall be promptly exterminated by *approved* processes that will not be injurious to human health. After *pest elimination*, proper precautions shall be taken to prevent reinfestation. *Section 309 ICC IPMC 2009 Please refer to code for Owner / Occupant responsibilities.*

12. **Fire Protection System:** *Section 704.2 IPMC 2009*

13. **Interior Structure:** *Section 305 - 305.6*