

MYERSTOWN BOROUGH RESIDENTIAL RENTAL UNIT INSPECTION CHECKLIST

August 15, 2023

1. OUTSIDE THE DWELLING

A. Exterior Conditions

Yes No

- i. Is the property properly identified with street numbers that are at least 4" tall and easily visible from the street?
- ii. Are the premises free from weeds or excessive plant growth? Is grass maintained at a height of less than 6"?
- iii. Is all rubbish and garbage properly stored and removed on a regular basis?
- iv. Are the exterior surfaces (siding, brick, and/or paint) in good condition?
- v. Are the steps, decks, landings, and fire escapes functional and in good condition?
- vi. Do all stairs with more than 4 risers have a handrail on one side?
- vii. Do all balconies, porches, or landings 30 inches or more above grade have guardrails?
- viii. Are there items being used or stored outside that belong indoors (incl. stuffed furniture)?
- ix. Is the property free of inoperable, junk, or unlicensed vehicles?

2. INSIDE THE DWELLING

A. Fire Safety

Yes No

- i. Are all smoke detectors hardwired with a battery backup or have a 10-year lithium, sealed, tamper-proof battery?
- ii. Is there at least one smoke detector on every floor including basement and attic space?
- iii. Are all combustible materials stored at least 3 feet away from sources of ignition?
- iv. Are all liquid fuels properly stored outside of habitable spaces?
- v. Is a fire extinguisher no less than 2 ½ lbs. and type ABC mounted in the kitchen at a conspicuous location with a current charge testing tag.

B. Doors/Windows

Yes No

- i. Do the exterior doors have deadbolt locks designed to be readily operable without the need for a key?
- ii. Are all exterior doors in good working order?
- iii. Are there any broken or cracked windows?
- iv. Are all windows lockable, weathertight, and in good working condition (capable of remaining open without a means of support)?
- v. Does every habitable space have operable windows?

C. Walls, Ceilings, and Floors

Yes No

- i. Are the walls, ceilings, and floors properly sealed, free from peeling paint, and capable of being maintained in a sanitary condition?
- ii. Are the floors structurally sound?
- iii. Do overhead lights have necessary covers?

D. Electrical System

Yes No

- i. Does every habitable room have at least 2 separate working outlets?
- ii. Do the bathrooms, kitchen, laundry, basement, garage, and exterior areas have ground fault circuit interrupter (GFCI) outlets?
- iii. Are all cover plates for outlets, switches, and junction boxes in place?
- iv. Are all switches, outlets, and electrical fixtures in good working order?
- v. Is the unit free from any obvious electrical hazards?
- vi. Are electrical panel/circuits properly labeled?

E. Mechanical

Yes No

- i. Does each room, including bathrooms, have adequate heat?
- ii. Are all combustion gases vented outside?
- iii. Are clothes dryers properly vented?

F. Plumbing

Yes No

- i. Do plumbing fixtures have adequate water pressure and do they operate properly?
- ii. Are supply and drain lines free of leaks?
- iii. Do all fixtures have proper traps to prevent the infiltration of harmful sewer gases?
- iv. Is there proper length of pipe on pressure relief valve of water heater?

G. Basement

Yes No

- i. Are the steps and handrails in good repair?
- ii. Do basement sleeping areas meet the requirements for finished walls and ceilings, ventilation, ceiling height, heating, and egress?
- iii. Do clean-out openings and floor drains have proper covers?
- iv. Are hatchways weathertight?

H. Bathrooms

Yes No

- i. Are all bathroom fixtures working properly?
- ii. Is the floor easily maintained in a clean, dry condition?
- iii. Is there an operable window or adequate mechanical ventilation?

I. Miscellaneous

Yes No

- i. Are all structures free from insect and rodent infestation?
- ii. Are all interior and exterior premises free from any accumulation of rubbish or garbage and kept clean and sanitary?
- iii. Are there too many people occupying the dwelling unit (200 SF per person; kitchens, bathrooms, and hallways excluded, and only 4 unrelated people).
- iv. Is there adequate sleeping space for the number of occupants?
- v. Has the owner properly registered all the units in the building?
- vi. Is there a safe, continuous, unobstructed path of travel provided from any point in the unit to the public way?