

GENERAL GUIDELINES FOR RENTAL UNIT INSPECTIONS

Rental inspections are performed every two years to ensure that the property is being maintained in an operable and safe condition. The following list is intended to serve as a guideline for the rental inspection within Mohnton Borough. Rental inspections will include, but **are not limited** to the following:

Properties having non-electric heaters, appliances, fireplaces and/or attached garages:

- ONE (1) **operating** carbon monoxide detector must be installed in the vicinity of the sleeping quarters
- ONE (1) **operating** carbon monoxide detector must be installed in the vicinity of non-electric appliances

SMOKE DETECTORS:

- One (1) **operating** smoke detector must be installed on
 - On every level of a dwelling, including basements
 - In each bedroom or sleeping area(s)
 - In every hallway outside of sleeping area(s)
 - In any attic with a fixed set of stairs

DOORS:

- Deadlock bolts (min. 1" throw) must be on the front and rear doors of the entrance to the unit AND must be opened readily from the inside without the need for keys, special knowledge or effort
- Every interior and exterior door, door assemblies and hardware shall be maintained free of cracks, holes, peeling or flaking material and shall be capable of being opened and closed easily

WINDOWS:

- Every window must be in sound condition, good repair and weather-tight
- All glazing materials shall be maintained free from breaks, cracks and holes
- Every window shall be easily openable and capable of being held in position by the window hardware

LIGHTING:

- Shall be in all these areas:
 - Common hallways and stairways
 - All toilet rooms, kitchen, bathroom, laundry room, boiler room and furnace room
 - All other spaces to permit sanitary conditions and safe occupancy

EXHAUST AND VENTILATING:

- Every bathroom shall contain a mechanical ventilation system **OR** a window
- Clothes dryer and bathroom exhaust **MUST** be vented to the outside

INTERIOR SURFACES, WALKING AREAS AND STAIRS:

- All floors, floor coverings, walls and ceilings shall be maintained in good, clean and sanitary condition
- Every interior and exterior stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in good repair and be capable of supporting normally imposed loads
- Every stairwell with four or more risers must contain a handrail of proper height and length
- Every handrail and guard must be firmly fastened and capable of supporting normally imposed loads

PLUMBING:

- Every bathtub or shower, toilet(s) and sink(s) shall be maintained in a sanitary condition and be capable of safely and **effectively** performing the function for which it is designed
- Water heater must have a relief pipe from the temperature/pressure relief valve installed and routed down to within 6" of the floor

ELECTRICAL:

- All kitchen and bathroom countertop receptacles must be in safe working condition
- All breakers must be labeled at the panelboard and correspond with the appropriate unit(s)

MECHANICAL:

- Heating equipment must be maintained in safe working condition displaying a service tag within a year from the inspection date