

## Rental Inspection Items

### Exterior:

- Address identification number must be displayed (minimum 4" numbers, clearly visible from street).
- Sidewalks & driveways in safe condition, grass cut, no weeds.
- Foundation, walls, chimney, roof and gutters in good repair; no evidence of blocked gutters, leaking roof, etc.
- No evidence of insect or vermin infestation.

### General:

- Walls, floors and ceilings must be in good condition. No holes, severely cracked or broken plaster; no splintered wood; no flaking or peeling paint.
- Doors and windows must be in good repair. Entry door locks must not require a key to unlock from the inside.
- Stairs must be solid and safe. Stairways with more than 4 risers must have a handrail securely mounted on at least one side.
- Porches, balconies and similar structures must be in good repair and equipped with handrails if floor or deck is more than 30 inches above grade.
- Minimum 68° heat available year-round.
- Window and door screens must be supplied from March 1 to November 1.
- If house was built prior to 1978 you must disclose the possible existence of lead based paint. A pamphlet can be downloaded and printed from the EPA website at: [www.epa.gov/lead/pubs/brochure.htm](http://www.epa.gov/lead/pubs/brochure.htm).
- Lease and rental agreements must include the requirements of Forty Fort Borough Code §11-203, commonly called the "Three Strikes Clause". Copies are available from the Code Enforcement Office.

### Electrical:

- Electric service cable, meter and associated equipment must be properly installed.
- Electric service must be of sufficient capacity for occupancy (minimum 60 amp).
- All splices must be in junction boxes.
- Junction boxes and electrical panels must be securely mounted and have covers in place.
- Switches and receptacles must be operative, correctly wired, solidly mounted and equipped with cover plates.
- Ground fault protection is required for all kitchen countertop receptacles, bathroom receptacles and any receptacle within 6 feet of a utility or wet bar sink or a laundry tub.
- Incandescent light fixtures in closets must have a cover over the bulb (fluorescent bulbs may be exposed).

## Smoke Detectors:

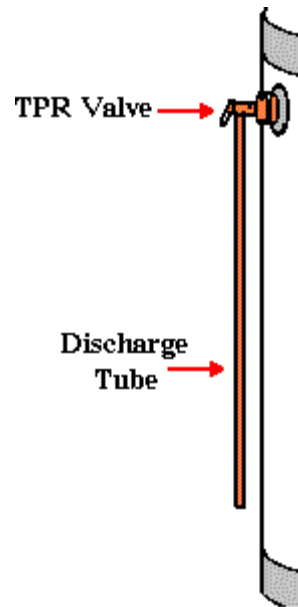
- All required smoke detectors must be permanently mounted and operative.
- At least one smoke detector must be installed on each level of building including attic and basement.
- Public hallways must have one smoke detector on each level.
- Each bedroom must have a smoke detector installed. Additionally, there must be a smoke detector installed outside sleeping areas.
- Battery operated smoke detectors are permitted.

## Plumbing / Heating:

- Sinks, fixtures and pipes must work properly and must not leak.
- Heating, cooling and ventilation equipment must be in safe and operative condition.
- Water heater Temperature Pressure Relief (TPR) valve must not discharge more than 6" from floor (see diagram).
- Furnace TPR valve (if equipped) must not discharge more than 18" from floor.



(Fig.1) TPR Valve with no discharge tube



(Fig.2) TPR valve with discharge tube

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This list is based on commonly found violations and is not a complete list of code requirements. If a potentially unsafe condition is discovered you will be notified of the condition and the time limit for making repairs.