

## RENTAL PROPERTY INSPECTION EXPLANATION

- 1. Address Numbers:** Buildings shall have *approved* address numbers, building numbers or *approved* building identification placed in a position that is plainly legible and visible from the street or road fronting of the property. These numbers shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (102 mm) high with a minimum stroke width of  $\frac{1}{2}$  inch (12.7 mm). Where access is by means of a private road and the building address cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. **IPMC 304.3**
- 2. Plumbing:** The inspector will observe exposed plumbing fixtures, feeds and drains for signs of leaks or wear and any portion of the plumbing that is deemed a concern will be reported for review to the plumbing inspector. NOTE: Existing properties are not required to meet current plumbing code requirements unless renovations are made. Also see items 9 and 13.
- 3. Public sidewalks:** Public sidewalks shall be maintained in accordance with Aston Township standards. Information on broken, heaved or missing public sidewalks can be found on our website. Though Township ordinance requires complete sidewalk repair to Township standards when the ownership of a property changes hands, criteria for rentals properties is limited to safety hazards and public nuisance issues only. **IPMC 302.3**
- 4. Curbing:** Criteria for curbing at rental properties is identical to Section 3 above.
- 5. Exterior Decks/Handrail/Stairs:** Existing structures shall be maintained in good repair. Any issues deemed a concern will be referred to the building inspector for review. **IPMC 304.10**
- 6. Porches:** All exterior porches and attached trim, etc. shall be maintained in good condition.. **IPMC 304.10**
- 7. Interior Steps/Handrails/Guards:** Stairs must be maintained in good repair without tripping hazards. Handrails shall be provided on at least one side of each continuous run of treads or flight with four or more risers. Guard rails shall be installed where the walking surface is 30 inches or more. **IPMC 306.1**
- 8. Bathroom Exhaust Fan/Window:** All bathrooms shall have an operable window or have an operable exhaust fan that discharges to the exterior of the building. **IPMC 403.2**
- 9. Water Heater:** Shall be equipped with a temperature and pressure relief valve. Pipe discharge shall be within 6 inches of the floor. **IPMC 505.4**
- 10. Electric:** The inspector will observe exposed electrical wiring and conduct a visual inspection of the electrical service panel and electrical tie in to the house. Any part of the electrical system deemed a concern by the inspector will be reported for review to the electrical inspector. **IPMC 604.1 and 605.1**
- 11. Dryer vents:** All dryer vents shall discharge to the exterior of the house. Transition ducts used to connect the dryer to the exhaust *duct system* shall be a single length that is *listed* and *labeled* in accordance with UL 2158A. Transition ducts shall be a maximum of 8 feet (2438 mm) in length, additional duct shall be hard piped. Transition ducts shall not be concealed within construction. **IPMC 403.5**
- 12. GFCI:** Any GFCI installed in the property must function under test conditions with a handheld GFCI tester. GFCI are not required to be installed if not in place at the time the owner takes possession of the property unless renovations are pursued. **IPMC 605.2**
- 13. Sump Pump:** Discharge shall not be directed into the sewer system but must exit the building onto an unpaved surface. Additionally, ejected water must not be directed into the public way or create a nuisance for the public or neighboring properties. **IPMC 507.1**

- 14. Dead Bolts.** Shall be readily operable from inside the *dwelling* without the use of a key or special knowledge or effort. **IPMC 702.3**
- 15. Fire Extinguisher:** Each dwelling unit shall be provided with a fire extinguisher mounted in a visible location in kitchen.
- 16. Common Area Fire Extinguisher:** Each common area of a multi-family dwelling shall be provided with a mounted fire extinguisher in a visible location.
- 17. Smoke Detectors:** Smoke detectors shall be installed inside each bedroom and outside each sleeping area in the immediate vicinity of the bedrooms. Additionally, a smoke detector is required on each additional *story* of the *dwelling*, including *basements* and habitable attics. In split level dwellings, a smoke detector on the upper level may suffice for the lower level assuming the floors are not separated more than a story and no intervening door exists. **IPMC 704.2**
- 18. Carbon Monoxide Alarms.** An approved carbon monoxide alarm shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms and in rooms that house a fuel-fired *appliance such as a gas fireplace*. **IPMC R315.1**
- 19. Exterior Building & Property Maintenance:** The inspector will observe all aspects of building's exterior surfaces as well as any accessory structures to verify compliance with township maintenance provisions. The following are samples but not an exhaustive list: roof, siding, trim, windows and doors, sheds, pools, pool enclosures, fences, pergolas, as well as collected trash, untrimmed grass and weeds, rodent harborage, junk vehicles, etc. **IMPC 302**
- 20. Interior Building Maintenance:** The inspector will observe all aspects of building's interior to verify compliance with township maintenance provisions. The following are samples but not an exhaustive list: walls, floors, ceilings, trim and doors, housekeeping, rodent infestation, rubbish/trash, overcrowding, proper ventilation, HVAC and or any other life and safety issues inside the structure. **IMPC 305**