

## 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:** Sewer vent caps shall not be located in an area where storm water can enter the sanitary system or have slotted cap allowing rain water. The height of extension shall be a minimum of 4" with a mushroom cap to prevent storm water infiltration per Aston Township amendment. **IPMC 506 and 507**
3. **Public sidewalks:** shall be maintained in accordance with Aston Township regulations. Information on broken, heaved or missing public sidewalks can be found on our website. **IPMC 302.3**
4. **Curbing:** All broken, sunken or missing curbing shall be replaced with like kind to neighbor curbing. Driveway curb cut and driveway apron shall be installed with concrete and maintain 1.5" lip at street to control storm water at the street level.
5. **Decks:** Where supported by attachment to an exterior wall, decks shall be positively anchored to the primary structure and designed for both vertical and lateral loads as applicable. Where positive connection to the primary building structure cannot be verified during inspection, decks shall be self-supporting. For decks with cantilevered framing members, connections to exterior walls or other framing members shall be designed and constructed to resist uplift resulting from the full live load specified in Table R301.5 acting on the cantilevered portion of the deck. **IPMC 304.10**
6. **Porch:** All exterior appurtenances attached to the structure shall be maintained in a structurally sound condition. **IPMC 304.10**
7. **Steps/Handrails/Guards/Interior-Exterior:** 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 and 607.1**
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:** Visual inspection of the electrical service panel. Electrical tie in to the house and any electrical hazards visually noted throughout the property. **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 and M1502.4.3**

12. **GFI:** Required to be installed in the kitchen, bathrooms, and garage and laundry rooms. All installed GFCI's must function when pressed. **IMPC 605.4**
13. **Sump Pump: Discharge shall not be piped into the public sewer system. IMPC 506 and 507**
14. **Egress door.** Shall be readily operable from inside the *dwelling* without the use of a key or special knowledge or effort (thumb turn). **IMPC 702.3**
15. **Fire Extinguisher:** Each dwelling unit shall be provided with a mounted fire extinguisher.
16. **Common Area Fire Extinguisher:** Each common area of a duplex, quad and/or apartments shall be provided with a mounted fire extinguisher.
17. **Smoke Detectors:** Smoke detectors shall be installed inside each bedroom and outside each separate sleeping area or in the immediate vicinity of the bedrooms. Smoke detectors are also required on each additional *story* of the *dwelling*, including *basements* and habitable attics. **IMPC 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 in *dwelling units* and on each level of the building in which fuel-fired *appliances* are installed and in dwelling units that have attached garages. **IMPC R315.1**
19. **Exterior Building Maintenance:** This is a broad area where the inspector can identify any safety factors concerning the exterior of the property. The following is a sample of the items but not limited to; pool, pool closure/fence, trash, weeds, rodent harborage, junk vehicles and or any other safety issues on the property. **IMPC 302**
20. **Interior Building Maintenance:** This is a broad area where the inspector can identify any safety factors concerning the interior of the property. The following is a sample of the items but not limited to; housekeeping, infestation, rubbish/trash, overcrowding, ventilation, HVAC and or any other life and safety issues inside the structure. **IMPC 305**