



# Borough of Atglen

P.O. Box 250 • Atglen, PA 19310 • Office: 610-593-6854 • FAX 610-593-6508

## Rental Property Maintenance and Housing Occupancy Inspection List

The following is a list of items that are required to be functional in order to successfully pass inspection. This list is not meant to be all-inclusive. These items are required by the 2012 International Property & Maintenance Code (IPMC) and are most frequently not in compliance. Please make all repairs prior to the inspection.

- ❖ Smoke Detectors – Smoke detectors are required in all bedrooms, hallways, living room, dining room, family room and basement.
- ❖ Carbon Monoxide Alarms – An approved carbon monoxide alarm shall be installed in the immediate vicinity of the bedrooms in dwelling units within which fuel-fired appliances are installed and in dwelling units that have attached garages. One must also be installed in the vicinity of the fuel fired appliance.
- ❖ All means of egress (exterior and interior stairs, hallways, exit paths) must be in a safe condition. This includes handrails as required.
- ❖ All water heaters must have the required pressure-relief device (PRD) installed.
- ❖ All means of egress doors shall be readily openable from the side from which egress is to be made without the need for keys, special knowledge or effort except where the door hardware conforms to that permitted by the IPMC.
- ❖ Street numbers: Each structure shall have the address number that has been assigned to the property displayed in a position easily observed and readable from the public right-of-way. All numbers shall be Arabic in design and not less than three (3") inches in height and be readily legible and visible during daylight hours or when illuminated by a source of artificial light.
- ❖ Exterior: Per the IPMC all exterior property and premises shall be maintained in a clean, safe and sanitary condition. This includes all repairs to sidewalks and curbs.

- ❖ GFI: GFI outlets are required within six feet of any sink or tub.
- ❖ Fire Extinguishers: One fire extinguisher is required on every floor including the basement
- ❖ Sump Pump: Sump pump cannot discharge into the sanitary sewer.