

**General requirements:**

- The owner is responsible for the property upkeep and the exterior & interior conditions.
- Floors shall be in structurally sound & solid condition, without holes and in sanitary a condition.
- Kitchen & Bathroom floors shall be easy to clean, no holes or ways for water & food to cause rot or unsanitary conditions.
- Ceilings shall be structurally sound, no holes or cracks.
- Walls shall be structurally sound, no holes or cracks.
- Wall paper shall be intact with the walls.
- Paint on ceilings, trim, walls, doors & windows (sills, frames, jambs), shall have all chips and missing paint painted over with semi or high gloss to encapsulate possible lead paint.
- Lights, Outlets & Fixtures must operate safely, have protective plates installed, and have no gaps around the fixture or device.
- There shall be at least two receptacles in all habitable rooms such as dining, living, kitchen, family, bedrooms, etc.
- Windows shall have no broken glass, must be able to stay open with window hardware only, and have screens without holes or tears. Windows that are within 6ft above ground level or a walking surface shall be equipped with a window sash locking device. Windows shall be in good repair, easy to operate, and weather tight.
- Exterior Doors must be in good condition, easy to operate, and weather tight.
- Interior doors must be in good condition and easy to operate. Doors shall be lockable for privacy for bedrooms, bathroom and toilet rooms.
- Properties subject to flooding or in the flood plain shall be disclosed to the tenants.
- The property shall be clear of garbage, rubbish, and all objects not belonging to the new tenants.
- All structures shall be kept free from insect and rodent infestation.
- Fire-resistance-rated assemblies and opening protectives (fire doors, etc.) shall be maintained.

**Bedroom occupancy:**

- The bedroom area for one person occupancy is 70 sq.ft minimum.
- The bedroom area for more than one person is 50 sq.ft per person minimum.  
Example: 2 people = 100 sq.ft.  
3 people = 150 sq.ft.

**Kitchen requirements:**

- Kitchen floors shall be easy to clean, structurally sound, solid, no holes or ways for water & food to cause rot or unsanitary conditions.
- All receptacles within 6ft of the edge of the kitchen sink shall be GFCI protected.
- Countertops shall be in good repair and sanitary.
- Cabinets shall be in good repair and sanitary.
- Plumbing and faucets must not leak and be made with approved fittings.
- Cooking Stove (if supplied) must operate, be in good repair, and be sanitary.
- Dishwasher (if supplied) must operate, be in good repair, be correctly installed, and be sanitary.
- Refrigerator (if supplied) must operate, be in good repair, and be sanitary.
- Garbage Disposal (if supplied) must operate, be in good repair, and be sanitary.
- Microwave (if supplied) must operate, be in good repair, and be sanitary.
- Range hood (if supplied) must operate, be in good repair, filter cleaned and be sanitary.

### Bathroom:

- Floors shall be structurally sound, solid, no holes, sanitary & water resistant so as to not allow water & debris under the floor covering to create rot.
- Outlets & Fixtures must be in good condition and the correct type for the location.
- One GFCI protected receptacle is required in all bathrooms with a bathtub or shower. A toilet room containing only a toilet and sink is not required to have a receptacle however if there is a receptacle provided then it shall be GFCI protected.
- All receptacles in a bathroom shall be GFCI protected.
- Ventilation using either a window or exhaust fan must be provided for bathrooms containing either a tub or shower.
- Plumbing shall have no leaks, must be in good condition and sanitary.
- Sinks, faucets, toilets, tubs and showers shall have no leaks, must be in good condition and sanitary.

### Fire Extinguisher:

- Fire extinguishers are not required unless the structure contains at least 4 apartments. If required then extinguishers are required in the common (public) areas.

### Smoke alarms/detectors:

- Smoke alarms are required in all bedrooms and on each floor including the basement (but not the attic).
- Smoke alarms shall be either mounted on a ceiling at its highest point, or on the wall within 12" of the ceiling. Smoke detectors may be battery powered or electric powered with battery back-up.
- Try to avoid locations that are near heating vents and ceiling fans or areas that can be covered by furniture or draperies.
- Do not install smoke alarms in or near kitchens, bathrooms or uninhabitable attics due to false alarms being caused by burnt food (kitchen), steam (bathrooms), and excessive summer time heat (uninhabitable attics).
- Smoke alarms must be operational.

### Carbon monoxide (CO) alarms:

Carbon monoxide (CO) alarms are required by PA State Law Act 121 signed December 18, 2013 by Governor Tom Corbett and will begin on June 15, 2015.

- Carbon monoxide (CO) alarms are required to be installed in each apartment of a multifamily dwelling (containing 3 or more apartments in one structure), which uses a fossil fuel-burning heater or appliance, fireplace, or has an attached garage.
- Carbon monoxide (CO) alarms shall be installed within the vicinity of the bedrooms, the fossil-fuel burning heater or appliance or fireplace.
- CO alarms may be installed into a plug-in receptacle or high on the wall or on a ceiling. Hard wired direct or plugged into a receptacle (without a switch) CO alarms should have battery backup.
- CO alarms may be combined with a smoke alarm or smoke detector. If combined, it must emit an alarm in a manner that clearly differentiates between detecting the presence of carbon monoxide and the presence of smoke.
- Avoid locations that are near heating vents and ceiling fans or areas or that can be covered by furniture or draperies.
- Do not install CO alarms in kitchens or above fuel-burning appliances.
- Carbon monoxide (CO) alarms must be operational.

### Electrical requirements:

- Electric power must be on during the inspection.
- All wiring splices must be done by approved methods.
- All junction boxes must be closed with a lid.
- Service entrances shall be in good repair, and free from defects and decay.
- All service panel boxes must be accessible by the tenant.
- All service panel boxes over current devices must be identified on the box (breakers labeled).
- Each receptacle that is of the 3-bladed type must be grounded.
- Ungrounded receptacles shall be returned to the 2-bladed type or the circuit must be made to be grounded.
- Any receptacle within 6ft of a water source shall be GFCI protected.
- Any exterior receptacle not protected by a porch roof shall be GFCI protected and have a weather proof cover.

### Heating:

- The owner of the structure shall provide and maintain mechanical and electrical facilities and equipment in compliance with these regulations.
- The Heating System must be able to maintain a minimum temperature of 68 degrees Fahrenheit in all habitable rooms, bathrooms and toilet rooms from September 01 to June 01. The heating system must be operational and in good repair including periodic cleaning and filters changed regularly.
- An approved temperature and pressure – relief valve discharge pipe shall be installed and maintained on boilers.

### Plumbing and water system:

- All plumbing systems and fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks, defects, and be capable of performing the function for which it is intended for.
- The water system shall be free of defects, cross contamination, backsiphonage, and improper installation.
- Sewer piping shall not have leaks, have no interior open vents (auto vents are allowed) and have all required p-traps.
- Any piping covered with asbestos shall be encased by plastic wrapping and taped seams, or the asbestos removed by approved methods and disposed properly.

### Water heating facilities:

- Water heating facilities shall be properly installed, maintained, and capable of providing an adequate amount of water to the required plumbing fixtures at a minimum temperature of 110 degrees Fahrenheit.
- Gas burning water heaters shall not be located in any bathroom, toilet room, bedroom or other occupied room normally kept closed, unless adequate combustion air is provided.
- An approved temperature and pressure – relief valve discharge pipe shall be installed and maintained on water heaters.

### Stairways and elevated walking surfaces (interior and exterior):

- All stairways shall be maintained in a structurally sound condition.
- All treads must be in sound structural condition.
- Every exterior and interior flight of stairs having more than four risers shall have a handrail on one side of the stair at a height of 30" to 42" measured off the nosing of the stair tread.

- Every portion of a stair, landing, balcony, porch, deck, ramp, or other walking surface which is more than 30" above the floor or grade below shall have guards. The guards shall be not be less than 30" high above the floor of the stair, landing, balcony, porch, deck, ramp, or other walking surface. Guards shall not let a 4" sphere pass through.

**Egress:**

- Hallways must be unobstructed and lighted.
- 2nd floor bedrooms must have an exit egress out in addition to the interior entrance door into the room (2nd door or a window).
- 3rd floor bedrooms must have an exit egress out in addition to the interior entrance door into the room (2nd door or a window) and shall use an approved fire escape to get to ground.
- 3rd floor apartments must have a 2nd exit and shall use an approved fire escape to get to ground.

**Attics used as storage:**

- Floors are to be structurally sound, solid, no holes and sanitary.
- Windows (if equipped) shall have no broken glass, must be able to stay open with window hardware only, and have screens without holes or tears.
- Stairs (see "stairs and elevated walking surfaces")
- Walls are to be structurally sound, no holes or cracks.
- Tenant spaces shall be separated.

**Basements:**

- Stairs (see "stairs and elevated walking surfaces")
- Smoke alarm is required.
- Carbon monoxide (CO) alarm may be required (see "Carbon monoxide (CO) alarms")
- Floor, wall, and ceiling must be in good general condition. The floor can be dirt.
- Basement hatchway doors shall properly operate, be lockable, and shall be maintained to prevent the entrance of rodents, rain, and surface drainage water.
- A determination shall be made as to the ability of storage.
- Basements subject to flooding shall be disclosed to the tenants.

**Exterior:**

- The owner is responsible for the property maintenance and the exterior conditions.
- Sidewalks, aprons, and curbs must be in sound and safe condition, and in good repair.
- Roof drainage and surface water must drain away from house.
- Yards must be kept less than 8" max height, and weeds & brush trimmed or removed.
- Either the owner or the tenant must contract with an approved garbage hauler for removal from the property.
- The exterior of the structures (including accessory structures such as sheds, garages, fences, pools, etc.) shall be kept structurally sound condition, in good repair, weather resistant, and decay free.
- All premises shall have the address identified by 4" minimum high numbers and/or letters.

**PLEASE NOTE THAT THE RENTAL UNIT MUST BE TOTALLY FINISHED PRIOR TO THE RENTAL INSPECTION.**