



RENTAL PROPERTIES INSPECTION CHECK LIST*

DALLASTOWN BOROUGH • 175 EAST BROAD STREET, DALLASTOWN, PA 17313

PHONE: 717-244-6626 • FAX: 717-244-1076 • WWW.DALLASTOWNBORO.COM



<i>Rental Address:</i>	<i>Owner Name:</i>	<i>Owner Phone:</i>
<i>Tenant Name:</i>	<i>Owner Address:</i>	
<i>Inspection Date:</i>	Pass Inspection Fail Inspection	<i>Re-Inspection Date</i>
		<i>Pass Re-inspection</i> <i>Fail Re-inspection</i>
		<i>Re-Inspection Fee:</i>

§114-9 and §114-14

___ At least 1 *fire extinguisher per floor*; one in kitchen area and one in sleeping area (two-floor)

___ At least 1 *smoke detectors per floor*; one in kitchen area and one in sleeping area (two-floor)

§151-3

___ *Sanitary Conditions* – the property is maintained in a clean and sanitary condition

___ *Infestation*- The property is in a rodent-proof and insect-proof condition

§151-4

___ *Handrails* – all staircases with three (3) or more risers, handrails (30) to (36) inches high

___ *Un-enclosed steps* - handrails & balusters spaced no more than (6) inches apart

___ *Porches/balconies* - handrails (30) to (36) inches high; if un-enclosed, balusters spaced (6) inches apart

§151-5

___ Bathrooms and non-habitable rooms for food prep. need window or *ventilation system*

___ Public halls/stairs (*multiple dwelling/two dwelling*) need adequate lighting at all times/accessible light switch

§151-6

___ *Heat* in all habitable rooms

___ Un-vented space heaters need functioning *automatic oxygen sensor*

___ Carbon monoxide detector *per floor*

§151-7

___ Foundation, roof, exterior walls, doors, skylights, windows - weathertight, watertight, damp free, sound condition & good repair

___ Interior walls, floors & ceilings - sound and in good repair and offer privacy

___ Exterior wood surfaces - covered by protective covering

___ Exterior of premises - graded, free of standing water, sanitary and in safe condition

___ Windows, exterior doors, basement entrances – rodent proof, weathertight, watertight, good condition

___ Window and doors - screens provided for ventilation purposes and prohibit rodent and insect entry

___ Property and premises - maintained to prevent/eliminate rodent harborage

___ Accessory structures (Fences) - structurally sound, preventative of rodent harborage, exterior weather-resistant

___ Foundation, roof, floor, all walls, ceilings, porches, other structures - sound condition & repair

___ Steps (interior & exterior) - uniform risers and treads

___ Plumbing fixtures, water and waste pipe – good, sanitary, working condition

___ Bathroom, kitchen & water closet compartment floors - reasonably impervious to water, clean and in sanitary condition

§151-8

___ Not more than one family, plus one unrelated to the family permitted to reside in rental

___ 2 off-street spaces per unit. Garages to be rented with dwelling to ensure adequate *off-street parking*

Inspection by: _____
Office of Planning, Zoning & Codes Enforcement

Notes/violations on reverse side or on attached sheet.

NEXT RENTAL INSPECTION DUE ON OR BEFORE:

NOTES:

The following items were not in compliance with the Dallastown Borough Rental Property Ordinance (§151) for _____ shall be corrected by means suitable for compliance with the Rental Property Ordinance. Compliance shall be completed and a re-inspection be executed on said premises by the date indicated below:

Please refer to the Rental Properties Ordinance should you like more information on procedures and regulations.

§151-19. VIOLATIONS AND PENALTIES

Any owner or occupant or other person in charge of a rental property who has received notice of a violation of this chapter and fails to take the necessary corrective action shall, upon conviction thereof, be sentenced to pay a fine of not less than \$50 nor more than \$1,000 together with the costs of prosecution and, in default thereof, be sentenced to imprisonment in the York County Prison for a period of not more than 30 days. Each day of continued violation shall constitute a separate offense.

**This list is not all-inclusive and other regulations exist for rooming houses, dormitory rooms and rooming units.*