



Borough of Atglen

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Residential Rental Property Maintenance and Housing Occupancy Inspection List Last Revised June 4, 2021

Below is a list of items that are required to be functional per the 2012 International Property and Maintenance Code (IPMC). This list is not meant to be all-inclusive. Please make all repairs prior to the inspection.

- Smoke Detectors – Smoke detectors are required in all bedrooms, as well as the hallway outside of bedrooms. There also needs to be at least one smoke detector on each floor.
- 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 or 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 four (4") inches in height and be readily legible and visible during daylight hours or when illuminated by a source of artificial light.
- Exterior: 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 (6) feet of any sink or tub.
- Fire Extinguishers: One (1) fire extinguisher is required in the kitchen.
- Sump Pump: Sump pump cannot discharge into the sanitary sewer.
- Furnaces: Furnaces that utilize fossil fuels (oil, gas, propane) must be serviced at least once per inspection cycle (every 2 years) and proof must be available at time of inspection.