



MOUNT JOY TOWNSHIP

• Lancaster County, Pennsylvania •

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INSPECTION CHECKLIST

A. INTERIOR OF PREMISES

- All exterior doors must have proper closing hardware and lockable.
- Rental units separated room each other by locked doors.
- Minimum of two working electrical outlets or one outlet and one light fixture per room.
- GFCI outlets where required.
- No electrical hazards (exposed wires, missing box/outlet covers, etc.)
- At least one window per room that opens outdoors and stays "open" without props.
- Emergency egress windows and doors may not be blocked.
- No broken glass panes.
- All windows on ground level must be lockable
- Ceilings, floors and walls sound and free of hazardous defects or health concerns.
- Bedroom met minimum size for number of occupants.
- A second means of egress from any "bedroom".
- Bedrooms and bathrooms must have a door.
- Working smoke detectors as required by code (one per floor plus one in each bedroom).
- All kitchen appliances in operating condition.
- Hot and cold running water at all fixtures. No mold in bathroom.
- Toilet flushes and shuts off.
- Bathtub sealed where it meets walls and floor.
- At least one operable window or a working vent system in bathrooms.
- Heating system capable of providing a minimum of 65 degrees to all living areas.
- Heating system vented through a stack in good condition.
- Electric service panels must have a door and breakers or fuses labeled.

Is the unit served by an approved public water system?

No insect or rodent issues.

No leaking sanitary sewer pipes.

Clothes dryers vented outside the residence.

Unit must be free of accumulated garage or debris.

Interior stairs free from hazards (hand rails, loose steps, obstructions, etc.).

Carbon monoxide detectors installed where required.

Fire extinguisher in kitchen (minimum 2A-10BC rating).

B. EXTERIOR OF PREMISES

Foundation structurally sound.

Porch structurally sound.

Handrails and guards where required.

House address numbers of proper size (4 inches) visible from the street.

Spouting where required, Downspouts attached, All in good condition.

No missing siding or roof material.

Screens required on open windows during insect season.

Chimney in good condition.

C. EXTERIOR OF PROPERTY

Weeds and grass a maximum height of six inches.

Garbage stored outside the unit in a covered container.

Walkways and step – no trip hazards and handrails where required.

Outbuildings and garages in good repair.

No unlicensed or unregistered vehicles on property (except inside a garage).

D. GENERAL HEALTH

No more than five unrelated persons residing in a rental unit.

Elevators have a current inspection certificate.

Unit free of unsanitary conditions.

Unit free from any other hazard not specifically identified previously.