

TOWNSHIP OF MAPLE SHADE

RENTAL INSPECTION

EXTERIOR

- **House Number/Address** – 4” Arabic Numerals, contrasting color to house. Must be visible from street.
- **Gutters & Downspouts**, roof-secured properly to house, splash block @ each downspout
- **Guardrails** – secure, sturdy-not missing any spindles on porches, decks, landings. Steps/Open area(s) more than 30-inch above ground level.
- **Handrails** – secure, sturdy steps with (3) or more risers (1-1/4” – 2-5/8”) to diameter, 30”-38” inches high. No less than 1-1/2” inches between handrail & the wall.
- **Concrete, Sidewalk, Driveway, Apron, etc.** – kept in proper state of repair, maintained free from hazardous conditions. (Level, flat, no cracks, uneven/raised surfaces or tripping hazards). No ramping or patching, replacement only if leveling or other approved methods cannot be utilized, as per inspector’s order.
- **Ground Fault Receptacles** – GFCI’s test & ensure they trip & isolate power
- **Paint** – good condition, no peeling & no untreated wood exposed
- **Siding** – secure and painted if not vinyl or aluminum. No missing pieces or sections.
- **Yard** – free of trash, debris, grass cut, rubbish, and garbage. No overgrown weeds/vines/brush, etc.
- **Soffit/Fascia** – secure, not falling or loose.
- **Exterior Doors** – open and close with ease, no excessive force and proper weather stripping. **No Keyed Locks on Egress Doors** – not permitted. Thumb turn style approved.

INTERIOR

- **Interior** – kept clean, sanitary, and maintained conditions. Pest/infestation elimination.
- **Receptacles** – secure in electrical boxes, cover plates & working properly.
- **Switches** – secure in electrical boxes, cover plates & working properly.
- **Electrical Connections** – in junction boxes with covers/plates/secure & in place.
- **Ground Fault Receptacles** (GFCI’s) – Test and ensure they trip & isolate power
- **Electrical Panel** – Cover panel installed and no open spaces/blanks installed, circuits labeled/identified
- **Lighting** – All utility/mechanical rooms to have lighting, as well as all habitable rooms/spaces.
- **Faucets** – Work, cold on right, hot on left and does not drip/leak
- **Kitchen Sink** – Strainers in drain, even if garbage disposal is/if installed. Garbage disposal is operating properly. Cold on right, hot on left. Does not drip/leak and all caulking in place.
- **Stove/Range/Oven** – Must have anti-tip device/attachment installed to prevent appliance from tipping over. (floor models)
- **Bathroom/Powder Room Sink** – Pop-up installed in drain. Cold on right, hot on left. Do not drip/leak and all caulking in place.
- **Bathtub/Shower Drain** – Strainer in place/installed/cold on right, hot on left, do not drip/leak and all caulking in place.
- **Sump Pump(2)** – Must be connected/plumbed & discharge to exterior away from dwelling. **They CANNOT be connected to the Sanitary Sewer!!!**
- **Windows, Doors** – Screens to be installed, door hardware, closures. No Keyed Locks, operable and maintained.
- **Attached Garage** – Wall(s) that touch living area must be sheet rocked & taped, if wall(s) not sheet rocked to roof line or room above then ceiling must be sheet rocked and taped.
- **HVAC** – Must be in working/operating condition.
- **Heater & Water Heater Venting** – Inclined towards the vent stack, N/A to forced vented units, plastic vent piped. No corroded/rusted/perforated vent piping/stack/exhaust. In working condition/operation. Water heat to have bond/ground installed on hot & cold lines.

- **Floors** – To be maintained in sound condition and kept in good repair.
- **Gas Pipe** – Rigid Pipe with flex line into appliances, drip leg where required.
- **HEATER-EMERGENCY SHUT-OFF SWITCH** – Must have RED plate labeled, *BURNER EMERGENCY SHUT-OFF SWITCH*, located at top of steps/stairs. **OIL HEAT ONLY!!**
- **Dryer Vent** – Either full metal or semi rigid metal pipe. All fuel burning appliances must vent directly to exterior. NO FOIL OR VINYL EXHAUST VENT/DUCT.
- **Attics** – Only permitted to be utilized as originally designed & approved for a time of construction/occupancy. No changes/uses without approval from appropriate official/department.
- **Carbon Monoxide Detector(s)** – Must be installed within 10-feet of all sleeping areas. Either battery or electric operated. **Cannot be more than ten (10) years old & 10-year sealed battery.**
- **Smoke Detector(s)** – Must be installed on each level (basement, 1st Floor, 2nd Floor, etc.) along with each bedroom in the unit. Not needed in attic if unfinished and cannot be utilized as a living space. Note: If dwelling was constructed/built with hardwire (110v) S/D's they must be maintained and cannot be substituted with battery operated s/d's in place of hardwire s/d's. Cannot be more than ten (10) years old & 10-year sealed battery.
- **Bathroom Ventilation** – Must have working/operable window(s) and/or exhaust vent fan.
- **Exterior Door(s) Deadbolt** – Shall only have a thumb-turn style lock. No KEYED locks permitted on egress side of doors.
- **Pool** – Maintained in a clean and sanitary condition. Barriers maintained in good condition. Gate shall be self-closing and self-latching with a fence/barrier of 5 – 6 feet high. Additional requirements required, review checklist pool packet.
- **PERMITTED WORK** – Any work requiring a PERMIT or was complete and final inspection(s) had been completed with a Certificate of Approval issued (i.e. heater, water heater, finished basement, garage conversion, roof, siding, deck).
- **Accessory Structures** – Detached garages, sheds, walls & fences must be kept in a good state of repair and maintained.

This partial checklist is to be used as a convenience/guide list.

It is not all inclusive of all failure points.

It covers the most commonly appearing/cited failure points/areas.

If you have any questions or concerns, please contact 856-779-9610 ext. 113.