558 South Ogontz Street
York, PA 17403-5709 Arrive: _____
Phone 717-848-2858 Leave: _____
Fax 717-854-8257 Drive Time: _____

Tax Parcel ID # 48-000-
Occupancy ID # R-
License # R-
Ward #

P = Pass F = Fail

RESIDENTIAL RENTAL INSPECTION CHECK LIST

PROPERTY ADDRESS
PROPERTY UNIT #

Contact: Tenant:

Bi-annual Inspection Date:	Pass:_____ Fail:_____	Re-Inspection Date:	Pass:_____ Fail:_____	Re-Inspection Fee Paid:
Owner Name:		Owner Address:		Owner Phone:

	Not more than three (3) unrelated persons living together; Section 8 Housing must meet HUD requirements.	Section 310-3.C.(2), IPMC 404.5
	Adequate off-street parking.	Section 310-15.B.(1)
	One (1) smoke detector in sleeping areas, one (1) located outside sleeping area, one (1) on each floor and one (1) in basement. One (1) fire extinguisher per unit if multi-family units.	IPMC 704.2, IFC 906.1 IPMC [F] 704.1
	Handrails – steps with four (4) or more risers.	IPMC 307.1
	Unenclosed steps, porches, balconies and decks over thirty (30) inches in height off ground – Shall have guards or handrails and balusters spaced no more that four (4) inches apart.	IPMC 307.1
	Bathrooms and non-habitable rooms for food prep need window or ventilation system.	IPMC 403.1 – 403.3, 403.5
	Public halls/stairs (multiple dwelling) need to be lighted at all times.	IPMC 402.2
	Public halls/stairs (two dwelling) need an accessible light switch.	IPMC 605.3
	Heat in all habitable rooms.	IPMC 602.2
	Fuel burning equipment and appliances must vent outside, unless labeled for unvented operation.	IPMC 603.2
	Foundation, roof, exterior walls, doors, skylights, windows-weather tight, watertight, damp free, gutters and down spouts, sound condition and in good repair.	IPMC 304.2 304.5 304.6---304.18.3
	Interior walls, floors and ceilings-sound and in good repair.	IPMC 305.1
	Exterior wood surfaces-covered by protective covering.	IPMC 304.2
	Interior doors and walls to offer privacy.	IPMC 503.1
	Exterior of premises-graded, free of standing water, sanitary and in safe condition.	IPMC 302.2
	Windows, exterior doors, basement entrances-rodent proof, weather tight, watertight, good condition.	IPMC 304.2 304.16
	Windows and doors-screens provided for ventilation purposes and prohibit rodent and insect entry.	IPMC 304.14
	Property and premises-maintained to prevent/eliminate rodent harborage.	IPMC 308.1
	Fences-good repair.	IPMC 302.7
	Accessory structures-structurally sound, rodent proof, exterior weather resistant.	IPMC 302.7
	Foundation, roof, floor, all walls, ceilings, porches, other structures-sound condition and repair.	IPMC 304.2 – 304.18.3
	Premises Identification.	IPMC 304.3
	Plumbing fixtures, water and waste pipe-good sanitary working condition.	IPMC 504.1
	Bathroom, kitchen and water closet compartments floors-reasonably impervious to water, clean and in sanitary condition.	IPMC 503.4
	All exterior doors, door assemblies, and hardware for locking maintained in working condition. Locks at all entrances to dwelling and sleeping units shall tightly secure doors.	IPMC 304.15
	Interior and exterior lights – working condition, securely fastened.	IPMC 605.1
	Electric panels, switches, receptacles, junction boxes- correct covers and plates.	IPMC 604.3
	Bathrooms one (1) receptacle needed, laundry area one (1) grounded type receptacle needed.	IPMC 605.2
	Rental Properties -- Ordinance No. 2008 - 08 3/12/08 Chapter 165 Housing and Property Maintenance	
	International Property Maintenance Code ---- IPMC ---- Ordinance No. 2009 - 11 12/9/2009	
	Referenced: 2009 International Property Maintenance Code 2009 International Fire Code -- IFC	

	Comments:	Repair by:
		Contact office
		to reschedule:
		717-848-2858 X 204

Inspection by:

_____
Code

NEXT BI-ANNUAL INSPECTION DUE BEFORE:
December 31, 2020