

Rental Property Inspection Report Interior and Exterior Conditions

Property Address: _____

Municipality: _____

Inspection Date: _____

Inspector Name: _____

EXTERIOR

Addressing	Approved address numbers located on the structure	Y / N
Foundation	Free from open cracks and breaks	Y / N
Exterior Walls	Free from holes, breaks and loose or rotting materials	Y / N
	Maintained weatherproof and properly coated to prevent deterioration	Y / N
	Exterior surfaces maintained in good condition	Y / N
	Exterior wood surfaces protected from elements and decay by painting or other treatment	Y / N
	Lot and grounds free of accumulation of trash or rubbish	Y / N
Roofs and Drainage	Roof and flashing shall be sound, tight and not have defects that admit rain	Y / N
	Roof drainage adequate to prevent dampness or deterioration in walls or interior spaces	Y / N
	Roof drains, gutters, and down spouts maintained in good repair and free of obstruction	Y / N
	Roof water shall not be discharged in a manner that creates a public nuisance	Y / N
Decorative Features	All features maintained in good repair with proper anchorage and in a safe condition	Y / N
Overhang Extensions	All overhang extensions shall be maintained in good condition and properly anchored	Y / N
	When required, all exposed metal and wood surfaces protected from the elements	Y / N
Stairways, Porches, Decks, and Balconies	Maintained structurally sound and in good repair	Y / N
	Properly anchored and capable of supporting the imposed loads	Y / N
	Decks, landings, balconies, porches, other walking surfaces 30" above grade require a guard a minimum of 36" high	Y / N
	Stairs with four or more risers require a handrail on one side a minimum of 32" & maximum of 38" from nose of tread to top of rail.	Y / N
	All appurtenances attached thereto are structurally sound and in good repair	Y / N
Handrails and Guards	Firmly fastened, in good condition, and capable of supporting normally imposed loads	Y / N
Chimneys and Towers	Maintained structurally safe and sound and in good repair	Y / N
	Exposed metal or wood surfaces protected from the elements and against decay or rust	Y / N
Basement/ Crawlspace	Maintained to prevent the entrance of rodents, rain and surface run-off water	Y / N
Sanitation	Lot and grounds free of accumulation of trash or rubbish	Y / N

INTERIOR

Building Security	Doors providing access to a dwelling unit, rooming unit or housekeeping unit equipped with a deadbolt lock	Y / N
	Deadbolt lock readily openable from the egress side without the use of a key, tools, special knowledge or effort	Y / N
	Deadbolt has a throw of not less than 1" (Sliding bolt shall not be considered acceptable)	Y / N
	Operable windows located within 6 feet above ground level or walking surface equipped with a sash locking device	Y / N
	Basement hatchways equipped with a device that secures the units	Y / N
Windows and Doors	Kept in sound condition, good repair and weather tight	Y / N
	Glazing free from cracks and holes	Y / N
	Openable windows easily openable and able to be held in position by window hardware	Y / N
	All exterior doors, door assemblies and hardware shall be maintained in good condition	Y / N
	Locks at all entrances to dwelling units and sleeping units shall tightly secure the door	Y / N
Interior Doors	Doors shall fit reasonably in their frames, be capable of being opened and closed normally, and be properly and securely attached to jambs, headers or tracks	Y / N
Stairs/Walking Surfaces	Stairs, walkways, ramps, landings, balconies maintained in sound condition	Y / N
Handrails & Guards	Stairs with four or more risers require a handrail on one side a minimum of 32" and maximum of 38" from nose of tread to top of rail.	Y / N
	Handrails and guards firmly fastened and capable of supporting normal loads	Y / N
Light	Habitable spaces have at least one window a minimum of 8% of the floor area of such room	Y / N
	Every common hall and stairway in residential occupancies (other than one & two family dwellings) shall be lighted at all times by at least one 60 watt standard light bulb	Y / N
Ventilation	Habitable space has at least one openable window equal to at least 45% of the minimum glazed area required.	Y / N
	Bathrooms have openable window or mechanical ventilation	Y / N
	Clothes dryer exhaust system independent of all other exhaust systems and vented directly to the outside.	Y / N
Fire Safety	A safe, continuous, and unobstructed path of travel from any point to the public way	Y / N
	Egress doors openable from egress side without use of keys, special knowledge, or effort	Y / N
	Smoke alarms . . . in each sleeping area	Y / N
	. . . outside of each separate sleeping area in the immediate vicinity of bedrooms	Y / N
	. . . on each story within a dwelling unit	Y / N
	Posted fire exit plan (three or more apartments)	Y / N
	Fire extinguishers mounted at stairway landings (three or more apartments)	Y / N
Sanitation	All premises maintained in a clean, safe and sanitary condition free from accumulation of rubbish or garbage	Y / N
Pest Elimination	Structure free from visible pest infestation	Y / N

SYSTEMS

Mechanical	Heating facility capable of heating habitable rooms, bathrooms, toilet rooms to 68°F 3 feet from the floor center room and 2 feet inward from center of all exterior walls	Y / N
Electrical	Dwelling units shall be served by a 3-wire, 120/240 volt single phase electrical service having a rating not less than 60 amp Every habitable space in a dwelling unit shall contain at least two separate and remote receptacle outlets Laundry areas shall contain at least one ground type receptacle or a receptacle with a ground fault circuit interrupter Every bathroom shall contain at least one receptacle. Post 1975 construction / renovation requires the receptacle be a ground fault circuit interrupter Electrical fixtures and devices free from defects	Y / N Y / N Y / N Y / N Y / N
Plumbing	Every dwelling unit contains its own bathtub/shower, lavatory, water closet & kitchen sink Every bedroom shall have access to at least one water closet and one lavatory without passing through another bedroom Bedroom lavatory access on same floor or adjacent floor Toilet rooms and bathrooms shall provide privacy Toilet rooms or bathrooms shall not constitute the only passageway to a hall or other space, or to the exterior Plumbing fixtures properly installed and free from leaks	Y / N Y / N Y / N Y / N Y / N Y / N

OCCUPANCY

Occupancy Limitations	Habitable rooms (except kitchens) shall not be less than 7 feet in any dimension Kitchens shall have a clear passageway of not less than 3 feet between counter fronts and appliances or walls Kitchen and non habitable space used for sleeping room Habitable spaces, hallways, corridors, laundry areas, bathrooms, toilet rooms, and habitable basements shall have a clear ceiling height of 7 feet Every living room shall contain at least 120 sq ft of floor area Every bedroom shall contain at least 70 sq ft of floor area Bedrooms shall not constitute the only means of access to other bedrooms or habitable spaces and shall not serve as the only means of egress from other habitable spaces # of Bedrooms : _____ # of Bathrooms: _____	Y / N Y / N Y / N Y / N Y / N Y / N Y / N
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Room Size	Room	Dimensions	Square Ft.	Max. Occupancy
	Living Room	X		
	Dining Room	X		
	Kitchen	X		
	Bedroom 1	X		
	Bedroom 2	X		
	Bedroom 3	X		
	Bedroom 4	X		
	Bedroom 5	X		
	Bedroom 6	X		
Maximum Occupancy:				_____

INSPECTION NOTES

INSPECTION RESULTS

PASS	As of the date of this inspection, this rental unit is in compliance with all applicable codes and ordinances.
FAIL	All above indicated non-compliant items must be remediated before a rental license can be approved. Property owner must make notification when the property is ready for scheduling of any required re-inspections. Please be advised that a fee will be charged for each additional required re-inspection

Date

Property Owner or Representative

Date

City of Pocomoke Inspector