



MUHLENBERG TOWNSHIP

210 George Street
Reading, PA 19605
Phone: 610-929-4727
Fax: 610-921-3764

Email: info@muhlenbergtp.com
WWW.MUHLENBERGTP.COM

Codes Inspection Check list

The list below includes some of the areas the Inspector will be looking into during the Property Maintenance Inspection. This list is not exclusive to the items that could be noted as violations but is intended to serve as a guideline for property owners/managers to prepare for inspections.

- Gutters and downspouts must be intact and directing water away from the building.
- Sidewalks must be in good repair and free of tripping hazards.
- Windows must be operable and able to stay open without any supports, broken window panes must be replaced.
- Interior and exterior guardrails for stairs and porches over 30 above ground; four inch maximum spacing; cannot cause a "ladder" effect, unsafe steps as per building code.
- Tall grass and weeds must be maintained less than ten (10) inches.
- Property must be maintained free of accumulation of rubbish and garbage.
- House numbers must be displayed in the front of property (minimum size four inches in length by ½ inch width).
- Roof must be maintained in good condition and free of leaks.
- Façade, siding, brick, veneers and wood surfaces must be maintained and free of peeling paint.
- Ground fault circuit interrupter (GFCI) receptacles required in bathrooms, kitchen with countertops, unfinished basements, garages, outside receptacles and swimming pool receptacles.
- Exposed or dangerous wiring should be eliminated.
- All receptacles, switches and junction boxes must have approved covers.
- Electrical Service must be adequately sized for the dwelling and all breakers/fuses should be labeled.
- Open slots at electrical panel should be sealed or capped.
- Smoke Detectors required adjacent to every sleeping area, in every bedroom and level of property including basements and attics. Hardwired smoke detectors required in residential rental properties containing more than 3 units.
- Thumb-latch deadbolts are required at all exterior entrances to dwelling units (doubled-keyed type not permitted)
- Continuous railings required at all stairwells with more than 4 risers.
- 3-5 pound ABC fire extinguishers required in all kitchens wall mounted near the exit.
- Carbon monoxide detectors shall be required in all residential rental properties that contain attached garages, fuel fired appliances, one on each level including basements and attics and in the vicinity of any sleeping areas.
- Water heater relief valve required (maximum six inches from floor with minimum one-inch air gap from floor, rigid pipe only).
- Gas operated appliances shall be properly vented to the outside of the building.
- No leaks in plumbing system or fixtures and all fixtures must function properly (this includes floors surrounding toilets and tub/shower units- cannot be rotted or compromised from a leak)
- Proper ventilation for dryers (must vent directly outside)
- Properly functioning sewer system, sump pumps must be properly installed.
- Property owner shall supply adequate heat supply; capable of maintaining 68 degrees in all habitable rooms, bathrooms, and toilet rooms. Liquid space heaters may not be utilized as the source of heat for a residential rental property (No cooking appliances shall be used to provide space heating).