

LANSDALE APARTMENT INSPECTION GUIDELINES

PROPERTY INSPECTION

All items listed must be maintained in a safe and approved manner. Exterior and interior of structure must be in good repair and free of defects.

The inspection includes, but is not limited to, the following items.

Exterior Structure

Address

Debris/Rubbish

Vegetation maintained

Vehicles

Drainage/Grading

Accessory Structure(s)

- Sheds
- Garage
- Fence
- Deck/Porch
- Pools/Hot tubs

Structure maintenance

- Roof
- Chimney
- Eaves/Soffits
- Gutters
- Foundation
- Walls
- Steps & Railings
- Guardrails
- Sidewalks/Driveways
- Entrance lighting
- Doors/Frames
- Windows/Frames

Screens

Interior Structure

Interior surfaces, condition

- Ceilings
- Walls
- Floors
- Sanitary flooring
- Tubs/Sinks

Lighting

Doorways/Windows

- Security
- Condition
- Weather tight

Stairwells & Railings

Bathroom ventilation

- Fan
- Window

Plumbing

- Leak free
 - Corrosion free
- Laundry facilities
- Proper ducting
 - Proper connections
 - Grounded receptacle

Sump Pump

- Connections
- Discharge

Heater

- Serviced
- Corrosion free
- T&P extension
- Ducting
- Combustion air
- Exhaust
- Shut-off switch

Mechanical facilities

Oven

Hot water heater

- Grounded (if ELEC)
- Ducting (if GAS)
- Corrosion free
- T&P Extension
- Temperature

Electrical facilities

- 100 amp
- 3 wire
- Service panel
 - Breaker slots
 - Fuses
- Overloading
- Extension cord usage
- Exposed wiring
- Receptacles
- Faceplates
- GFCI outlets

Fire/Life/Safety

Fire Extinguisher(s)

Smoke Detector(s)

Fire Exit & Signage

Fire separation for storage

Egress

Fire Escape(s)

Hazardous material storage

Housekeeping

- Stockpiling
- Sanitation/Infestation

Smoke detectors are required in every bedroom, immediately outside all bedrooms, & on each additional floor level including the basement. Additional detectors may be required based on floor layouts, fire doors, or common hall usage.

A minimum 3A40BC (5lb.) fire extinguisher is required in each dwelling unit. Larger common hallways and laundry facilities may also require fire extinguisher(s).