

Swarthmore Borough
121 Park Avenue, Swarthmore, Pennsylvania 19081
Telephone (610)543-4599 www.swarthmorepa.org

****TO SCHEDULE AN INSPECTION CALL 610-543-3460****

Rental Inspection Application

In accordance with Ordinance 09-2024 an inspection must take place 14 days prior to occupancy

Date of Application: _____

Property Address: _____

Present Property Owner:

Name(s) _____ Phone: _____

Email _____

Mailing Address _____

Occupancy Date _____

APPLICANT SIGNATURE _____

DATE _____

All associated fees must be paid prior to the inspection in accordance with the Borough's annual fee schedule.*

FOR OFFICE USE ONLY

Inspection Appointment Date: _____ Time: _____

Reinspection Appointment Date: _____ Time: _____

Inspected By: _____

Inspection Checklist

The subject property is being used in accordance with the zoning ordinance.

House is clearly identified on the building and the mailbox. Numbers shall be Arabic numbers or Alphabet letters, minimum 4 inches high and 0.5 in stroke width. (IPMC 304.)

All sidewalks and driveways are in a proper state of repair and free from any trip hazards. (IPMC 302.3)

All vegetation shall be at least 3' from the roadway and no less than 15' above the roadway. No signs shall be obstructed by vegetation.

Exterior and interior flights of stairs having more than three risers shall have a properly installed handrail per the property maintenance code. Any landing 30" above a floor or grade shall have a properly installed guard per the property maintenance code. (IPMC 306.1)

Insect screens shall be installed per the property maintenance code. (IMPC 304.14)

All windows other than fixed windows shall be easily openable and able to be held in position by window hardware and all glazing shall be free of cracks and holes. (IMPC 303.13.1 & 303.13.2)

Smoke alarms shall be installed on each floor and in every bedroom and outside of the bedroom area. Smoke alarms are not required for crawl spaces and uninhabitable attics. Alarms must be shown to be operable at the time of inspection. (IMPC 704.2)

Carbon Monoxide (CO) detectors are required for all homes built under the 2009 building code that use fossil fuels for heating/appliances. A carbon monoxide detector must be installed within 25 feet of all bedroom doors with a minimum of one detector per floor. Detectors shall also be placed in any room with an open flame or combustion. Alarms must be shown to be operable at the time of inspection.

If required for the type of property, fire monitoring and suppression systems are present and in operational condition.

Fire extinguishers must be present, properly maintained, fully charged, and within its useful service life in accordance with Chapter 55.71 of the PA Code:

- a. Fire extinguishers with a minimum 2-A rating shall be provided as follows: i. Apartment units—one per unit. ii. Other C-2 occupancies—one for each 3,000 square feet or fraction thereof.
- b. There shall be a minimum of one fire extinguisher per floor including basement.
- c. Fire extinguishers shall be located so that it shall not be necessary to travel more than 100 feet in any direction to reach the nearest unit.
- d. A fire extinguisher with a minimum 10-B rating shall be provided in each kitchen.
- e. Where fire extinguishers are installed in a closet or recessed in a wall or obscured from view, there shall be provided adjacent thereto a constant blue light of not less than 25- watt capacity. Fire extinguishers in individual apartments need not comply with this subsection.

Interior and exterior doors shall be maintained in good condition and shall close smoothly. (IMPC 304.15)

Egress door locks shall comply with IMPC 702.3

Dryer Exhaust that is installed at the time a rental certificate inspection shall be UL listed metallic flexible dryer exhaust hose. (IPMC 304.5)

Water Closets shall be working properly and water levels shall not be above the fill line so that the fixture is not losing water.

Water heaters relief valves must have a drop pipe installed 6" from the floor. (IPMC 505.4)

GFCI shall be installed within six feet from the edge of any sink, tub or laundry tub. (IPMC 605.2)

Knockout bushings shall be installed in all openings within the main service panel. (IMPC 604.3)

If a swimming pool or hot tub is installed, all specifications for barriers and gates under section 303 of the property maintenance code must be followed. (IPMC 303)

If the property is not connected to the public water system, a well test must be completed to show that the water is bacteria-free.

Sump pumps must discharge to the exterior and not into the sanitary sewer system.

Down spouts shall not be connected to the sanitary sewer system.

Sanitary sewer vents and cleanouts shall be installed above-grade and must be properly capped. Nothing may cover these vents including landscaping and mulch.

Fire escapes shall be in operable condition and shown to be operable at the time of inspection.

The property must have an operational source of hot water.

The property must have an operational source of heat that can maintain a minimum inside temperature of 68 degrees Fahrenheit.

All lightbulbs must be covered by a fixture, cage, or other protective housing. No bare lightbulbs are present on the property.

For all structures built prior to 1978, landlords must provide documentation demonstrating that they have disclosed or will disclose to any current or future nonowner occupant, any known information concerning potential lead-based paint hazards and available records. Landlords must provide lessees with a lead hazard information pamphlet and must include specific language in the lease or contract related to lead paint (Section 1018 of Title X).