

RENTAL PROPERTY MINIMUM STANDARDS INSPECTION REPORT

Date and Time: _____ Address and Unit No.: _____ Inspector: _____

Party Present for Inspection (Name and Phone Number): _____



BOROUGH OF BATH
121 SOUTH WALNUT STREET
BATH, PA 18014

Office: 610.837.6525 | Bathborough.org
"History Nestled with Friendship"

SECTION (a) - GENERAL

- | | | |
|---|------------------------------|---|
| 1 - Legal Use: Does the building or structures use meet current Bath Zoning regulations Section 675-13. A(1)-(3), 675-14.A or 675-19.A.? | <input type="checkbox"/> YES | <input type="checkbox"/> NO If NO, see Inspector Notes |
| 2 - Are there any BPMC Code violations that cause the CEO to Condemn the property pursuant to applicable provisions of BPMC Code? | <input type="checkbox"/> YES | <input type="checkbox"/> NO If YES, see Inspector Notes |
| 3 - Is the property current on taxes, sanitation, water/sewer billing, or outstanding municipal claims? Water/sewer supplies current? | <input type="checkbox"/> YES | <input type="checkbox"/> NO If YES, see Inspector Notes |
| 4 - Is there a water authority Notice of Termination of service or is sewer service prohibited? | <input type="checkbox"/> YES | <input type="checkbox"/> NO If YES, see Inspector Notes |

SECTION (b) - EXTERIOR

PASS	FAIL	ITEM	PASS	FAIL	ITEM
		1 - Foundation			8 - Handrails and Guardrails (>4 risers (steps); >30" height)
		2 - Steps & Sidewalks			9 - Fencings
		3 - Roof Systems (Sound/Tight/No Obvious Defects)			10 - Exterior Wall Defects
		4 - Windows & Doors			11 - Pools, Hot Tubs, and Spas
		5 - Garbage/Rubbish Accumulation			12 - Electrical Wiring
		6 - Garage Door Opener			13 - Electrical Panel (Labeled & Min Service Req.)
		7 - GFCI (Bubble Covers/Wet Locations)			14 - Rental Unit Identification (Min 4" height)

SECTION (c) - INTERIOR

PASS	FAIL	ITEM	PASS	FAIL	ITEM
		1 - Electrical Panel (Labeled & Min Service Req.)			9 - Heating Units
		2 - Smoke Detectors (Basements, Hallways, Bedrooms)			10 - Water Heaters (Pressure relief; drain <6" from ground)
		3 - Req. # Outlets, Switches, Lights Work			11 - Closet Lighting Protection
		4 - Electrical Wiring			12 - Means of Egress
		5 - Req. Sinks/Facilities			13 - Sump pumps/Drainage to Public Sewer
		6 - Handrails and Guardrails (>30" height; >4 risers (steps))			14 - Garage Door Opener
		7 - GFCIs (Laundry; Kitchen <24" of sink; bathroom)			15 - Number of Maximum Occupants
		8 - Working Facets & Fixtures (Kitchen/Bath)			

(See reverse for further inspection information and code sourcing.)

INSPECTOR NOTES:

NO-SHOW UPON SCHEDULED INSPECTION; NON-CANCELLATION FEE REQUIRED? Y N

OVERALL - PASS **FAIL**

This inspection has been ordered by and prepared for the Borough of Bath. It is not intended to benefit, nor is any express or implied warranty or representation given to the applicant, purchaser, lessee, or other person. BOROUGH OF BATH HEREBY DISCLAIMS ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. This inspection is limited to the items specified above. No invasive procedures or tests have been conducted. This report is not a substitute for an extensive and thorough home inspection and no parties may rely upon this request. For the purposes of obtaining or maintaining a Rental Property License, the subject property and unit must pass inspection for the issuance or maintenance of a Rental License or Renewed Rental License. Application and Filing Fee cover up to two inspections per year, any additional inspections are subject to additional fees. See current fee schedule resolution for costing.

(White Copy – Office; Pink Copy – Landlord)

RENTAL PROPERTY MINIMUM STANDARDS INSPECTION REPORT

Date and Time: _____ Address and Unit No.: _____ Inspector: _____



BOROUGH OF BATH
121 SOUTH WALNUT STREET
BATH, PA 18014

Office: 610.837.6525 | Bathborough.org
"History Nestled with Friendship"

Party Present for Inspection (Name and Phone Number): _____

Item	Brief Explanation & Code Source
Sec (a) – 1	(Chapter 675 Bath Code Ordinances; Sec 675-13 A(1)-(3), 675-14A, or 675-19A - Does the property meet zoning permit requirements to permit the rental unit?
Sec (a) – 2	Are there any Property Maintenance Code (PMC) issues that cause CEO to issue a Condemnation Order?
Sec (a) – 3	Are there any outstanding fees, taxes, or municipal claims against the subject property? Payment plans must not be in default.
Sec (a) – 4	Is there a water authority notice of termination of service or is sewer service prohibited?
Sec (b) – 1	Foundation must not be in a condition that causes the CEO to issue a condemnation order?
Sec (b) – 2	All exterior stairs, deck, porch, and balcony shall be in working order with no obvious defects.
Sec (b) – 3	Roof and flashing shall be sound, tight and with no obvious defects.
Sec (b) – 4	Windows and doors shall be kept in sound, weather tight and functional condition.
Sec (b) – 5	Exterior of rental unit shall be free of accumulated rubbish or garbage.
Sec (b) – 6	Garage door openers shall not be powered with use of electrical extension cords.
Sec (b) – 7	GFCI required for outdoor electrical receptacles and must have bubble covers to protect from elements.
Sec (b) – 8	Staircases, platforms, landings, decks and balconies must have handrails and guardrails on elevated surfaces above 30" or more than 4 risers (steps) and must be free of obvious defect. Minimum handrail and guardrail height shall be 36" and no more than 4" space between vertical rungs. All walking surfaces shall be in sound condition and free of obvious defect.
Sec (b) – 9	Fences shall be free of failure (falling into or out of yard being contained) or obvious defects that may cause failure.
Sec (b) – 10	Exterior walls shall be free from rotted, loose materials, or holes that could allow vermin or birds to enter/exit.
Sec (b) – 11	Swimming Pools, Spas, and Hot Tubs must be clean, sanitary in good repair. Also, enclosures (i.e. fencing or other barrier) required for water depths of 24" or greater.
Sec (b) – 12	Electrical wiring shall be secured, not freely hanging, shall terminate in an appropriate junction box.
Sec (b) – 13	Electrical Panel must be clearly labeled with acceptable 60 amperes or min 100 amperes service per rental unit.
Sec (b) – 14	Required address numbers shall be located on front of house or both sides of mailbox to identify rental unit. Address numbers shall be 4" in height with ½" stroke and contrast with the background.
Sec (c) – 1	Electrical Panel must be clearly labeled with acceptable 60 amperes or min 100 amperes service per rental unit.
Sec (c) – 2	Smoke detectors must be installed and working for each floor level, in basements, in any hallway, and in every bedroom.
Sec (c) – 3	Every habitable space in a rental unit shall contain at least two separate and remote receptacle outlets. All outlets, switches, and luminaries shall be in working order.
Sec (c) – 4	Electrical wiring shall be secured (not freely hanging) and terminate in an appropriate junction box.
Sec (c) – 5	Every rental unit shall contain its own bathtub or shower, lavatory, water closet and kitchen sink that shall be maintained in working condition.
Sec (c) – 6	Staircases, platforms, landings, decks and balconies must have handrails and guardrails on elevated surfaces above 30" or more than 4 risers (steps) and must be free of obvious defect. Minimum handrail and guardrail height shall be 36" and no more than 4" space between vertical rungs. All walking surfaces shall be in sound condition and free of obvious defect.
Sec (c) – 7	At least one electrical outlet is required in every bathroom. Also, GFCI is required for any outlet in bathroom within 36" of sink, any kitchen countertop outlet, and any laundry room outlets.
Sec (c) – 8	All bathtubs, showers, lavatory, water closets, sinks shall be in working order. Also, same must be supplied with hot (or tempered) and cold running water and drain with no leaks.
Sec (c) – 9	Rental unit shall be provided with heating facilities capable of maintaining a room temp of 68°F (20°C) in all habitable rooms, bathrooms, and toilet rooms.
Sec (c) – 10	Water heaters shall be operational and have functioning pressure relief valve with drain line to within 6" from floor.
Sec (c) – 11	Light fixtures, where present in closets, shall be of approved type and no open bulb(s). Bulb covers are required.
Sec (c) – 12	Means of egress shall be safe, continuous, and unobstructed path of travel from any point in rental unit to yard or public way. Doubled keyed door locks for egress door is prohibited. Egress door must have throw bolt type lock. Doors shall be readily openable from the side from which egress is to be made without the need for keys, special knowledge, or effort, except where the door hardware conforms to the International Building Code.
Sec (c) – 13	(Chapter 520 Bath Code Ordinances; Sec 520-23(E)) - Sump pumps, floor drains, downspouts shall not be connected to the public sewer system.
Sec (c) – 14	Garage door openers shall not be powered with use of electrical extension cords.
Sec (c) – 15	Maximum number of occupants for each rental unit shall not exceed the maximum number of occupants permitted under the Required Addendum to Residential Rental Agreement or by Section 404 of the Bath Property Maintenance Code, as may be amended, whichever amount is less.

For any questions, please schedule an Inspection Consultation Meeting. Call (610) 837-6525. Minimum meeting charge of \$30 for 45 minutes; \$13.75 for start of additional 15-minute blocks of time.

Please Note: missed meetings or Minimum Standard Inspections without 24 hours' notice of cancellation requires \$30 fee.

(White Copy – Office; Pink Copy – Landlord)