

Bern Township

1069 Old Bernville Rd
 Reading, PA 19605
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 Form Revised 9/21/22

RESIDENTIAL RENTAL INSPECTION SUMMARY

Date: _____ Time of Inspection: _____ AM/PM _____ Housing Inspector: _____

| | | |
|---|--|----------|
| Property Owners Information: | | Phone #: |
| Name: | | |
| Address: | | |
| Rental Information: | Apartment #: | |
| Address: | | |
| Approx. s.f. of Living Area: | Maximum Occupancy Load: | |
| Dwelling Type: _____ 1 Family _____ 2 Family _____ Multi Family | Type: _____ Brick _____ Frame _____ Other: | |
| Height in Stories: _____ Fire Escape: _____ Yes _____ No | Comments: | |

| Code Citation (1) | Requirement & Violation Type | Approved: | | Comments: |
|-------------------|---|-----------|---|-----------|
| 1 | All sinks, toilets, bathtubs, and showers are in working condition, are properly connected to the drainline, and are without leaks. All sinks, bathtubs, and showers have hot water provided. | Y | N | |
| 2 | All toilet/bathroom floor surfaces must be constructed to be reasonably impervious and can be kept in a clean and sanitary condition. | Y | N | |
| 3 | Each bathroom complies with light and ventilation requirements. | Y | N | |
| 4 | All sleeping rooms have direct egress and ventilation. | Y | N | |
| 5 | Smoke detectors shall be installed in every sleeping room, and one on each inhabitable floor (including attics and basements). | Y | N | |
| 6 | Sleeping areas are a min. of 70 s.f. for one occupant and a min. of 50 s.f. additional space for each occupant for bedrooms of two or more persons. | Y | N | |
| 7 | Exterior outlets (including garages and unfinished basements), and outlets within 6' of water sources or above counters shall have fault protection. | Y | N | |
| 8 | Dwelling has min. of 150 s.f. of floor space for the first occupant and 100 s.f. for each additional person. | Y | N | |
| 9 | All habitable rooms and bathrooms have adequately functioning heat provided by properly installed heating and conveyance systems. | Y | N | |
| 10 | Each habitable room has at least 2 separate floor or wall- type electrical outlets or 1 such outlet and 1 supplied ceiling-type electric light fixture. | Y | N | |
| 11 | Every habitable room has at least one (1) window or skylight facing directly to the outdoors, easily opened, and capable of being held in position by the window hardware (no broken sash cords). | Y | N | |
| 12 | All means of ventilation, windows, doors, etc. can be opened for airflow. | Y | N | |
| 13 | Private, working toilet, sink, & bathtub or shower connected to sewer present | Y | N | |
| 14 | Stove is in good and working condition | Y | N | |
| 15 | Adequate rubbish storage, and recycling containers provided. Porperly operating garbage disposal (when one is present). | Y | N | |
| 16 | Water heater & associated piping in good working condition to permit adequate supply hot water accessible from all sinks, tub and shower. TPR valve present and connected to an approved discharge pipe routed to within 6" of the floor. | Y | N | |
| 17 | All foundations, floors, walls, ceilings, and roofs are rodent proof and in good condition. | Y | N | |

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|----|--|---|---|--|
| 18 | All plumbing, fixtures, water & waste pipes are properly installed and maintained in good sanitary conditions without leaks, defects, etc. | Y | N | |
| 19 | Continuous railings for all stairs with four (4) or more risers and at all decks/porches over 30" high. Railings shall have guards/baulusters spaced a maximum of 4" where openings are present below the railing. All stairs, porches/decks, & other useable amenities are in good condition. | Y | N | |
| 20 | Interior of dwelling is well maintained, sanitary and fit for human occupancy | Y | N | |
| 21 | Public halls & stairways: | | | |
| | 5 or more units adequately lit at all times | Y | N | |
| | 4 or less units, dwellings have functioning, easily accessible switches and adequate functioning lighting | Y | N | |
| 22 | Safe, unobstructed exit path leading to a safe & open space at ground level | Y | N | |
| 23 | NO key-required deadbolts on interior sides of any doors, thumb turn style ONLY. Windows, exterior doors & basement hatchways in good condition and lockable, w/o holes, cracks, or broken glass. | Y | N | |
| 24 | Exterior of dwelling is structurally sound, free of trash and pests and in sanitary condition. | Y | N | |
| 25 | House and apartment numbers must be clearly posted in 4" numbers/letters | Y | N | |
| 26 | Sidewalks shall be in good repair. | Y | N | |
| 27 | A fire extinguisher must be provided in each kitchen. | Y | N | |
| 28 | Heating boilers temperature/pressure relief valves must be connected to an approved discharge pipe routed to within 6" of floor. | Y | N | |
| 29 | Carbon monoxide detectors shall be installed outside sleeping areas. | Y | N | |
| 30 | Laundry area receptacles shall be GFCI protected. | Y | N | |
| 31 | Electric panel shall be fully labeled and all openings capped or sealed. | Y | N | |
| 32 | Electric service line secured to structure and in good condition (no deteriorated/frayed insulation) | Y | N | |
| 33 | Service head and meter sealant present and in good condition/water tight. | Y | N | |

ADDITIONAL ITEMS:

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All inspections subject to the International Property Maintenance Code requirements as adopted and as further amended by Bern Township. It is suggested that the landlord and/or the tenant perform a pre-inspection walk through of the property with these items in mind to avoid the need for a re-inspection. This list is to serve as general guidelines for the maintenance of rental properties and is not all inclusive.

Agent/Representative :

Housing Inspector:

Date:

Inspection Result:

Pass

Fail

