

Checklist of items subject to Bern Township inspection prior to rental:

Exterior Property:

- ❑ Gutters and downspouts
- ❑ Sidewalk condition
- ❑ Broken windows
- ❑ Interior and exterior guardrails for stairs & porches over 30 inches above ground – 4 inches maximum spacing. Cannot cause a “ladder” effect.
- ❑ Exposed or dangerous electrical wiring
- ❑ Tall grass and weeds to be maintained within 10”
- ❑ No accumulation of rubbish or garbage

Electrical:

- ❑ Ground fault circuit interrupter (GFCI) required in:
 - Bathroom
 - Kitchen within six (6) feet of any water source
 - Unfinished basement
 - Garage
 - Outside receptacle
 - Swimming pool receptacle
- ❑ Exposed or dangerous electrical wiring
- ❑ Missing covers on receptacles, switches and junction boxes
- ❑ Labeling of all breakers or fuses at panel
- ❑ Open slots at panel box (sealed or capped)

Fire protection and safety:

- ❑ Smoke detectors
 - Battery type OK in existing structures
 - Needed in basement
 - One needed on every level
 - Needed in every bedroom
- ❑ Fire separation between attached garage and living space
- ❑ Egress from all bedrooms (windows must be operational and maintain an “open” position)
- ❑ Thumb latch deadbolts at doors (double keyed type not permitted)
- ❑ Continuous railing at all stair wells

Plumbing and heating:

- ❑ Drip let on water heater relief valve (maximum 6” from floor with minimum 1” air gap from floor, rigid pipe only).
- ❑ No leaks in plumbing
- ❑ Properly functioning toilets, tub/shower units and lavatories
- ❑ Proper ventilation for dryers (must vent directly outside)