

# CHRISTIANA BOROUGH

## RESIDENTIAL RENTAL UNIT INSPECTIONS GUIDELINES

### Inspectors

1. Inspector will not open lock boxes or preform inspection without being accompanied by the owner
  - a. or designated agent (in writing or via email).
2. All persons accompanying inspector must follow current Covid -19 precautions during inspection.

### Fire protection

3. Working smoke detector (& working co detector in vicinity of any fuel fired heating device).
  - a. Working smoke detectors required on each floor including basement & attic – (if accessible by steps).
  - b. Working smoke detectors required in every bedroom.
  - c. If gas fire place present, co detectors required in vicinity of fireplace and in hall outside of bedrooms.
  - d. If garage attached or fuel fire furnace / appliance present, CO detector required on each floor & in hall outside of bedrooms. (including Basement & attic (if accessible)
4. In finished basements if sleeping quarters present - 2 means of egress required.

### Electrical

5. GFCI or GFCI protected receptacles required in bathrooms, kitchen, laundry, basements, garages & exterior areas.
6. All electrical, junction, switch, outlets boxes must have covers.
7. Every habitable room must have at least 2 electrical outlets.
8. Electrical Panel must have legible directory to indicate breaker purpose.
9. All appliances in the rental unit must be operational.

### Plumbing

10. Plumbing facilities and fixtures must be in good working condition - no leaking pipes or faucets.
11. Sump Pumps cannot be connected to public sewer.
  - a. Sump pumps must be plugged into GFCI, GFCI protected or single use receptacles.

### Heating

12. Heater and water heater must have blowoff valve pipe installed to within 8" of floor.
  - a. Spigots must be capped on heater units and expansion tanks.
  - b. Furnace must be serviced every 2 years. Documentation with service date needed.
  - c. Liquid Fuel Fired Furnace only (Oil or Propane only, NOT Gas Fired)
    1. If Furnace needs servicing / repair at time of inspection – an Emergency Shut Off Switch located near doorway of furnace area / room must be installed. (exterior door or top of steps door)

### Laundry

13. Laundry facilities must be plugged into to GFCI, GFCI protected, or single use receptacles.
14. Dryers must be vented to the outside, with metal vent and transition ducts.

### Stairs

15. All interior stairs must be illuminated.
16. Stairs with 4 or more risers must have handrails (36 to 38" above stair trend).
17. Guards needed in finished basements and exterior areas 30" above the surrounding grade.
  - a. Guards shall be a minimum of 30" above the walking surface with vertical bar spacing less than 4".

### Ventilation

18. All cracked or broken windows must be repaired. Window must be able to be opened and stay open without bracing.
  - a. Exterior caulking in good condition.
19. Windows lower than 18" from floor must have guards to 36" minimum from floor. (Attic windows)
  - a. With vertical bar spacing less than 4".
20. Bathroom must have window or mechanical fan ventilation, to the outside.

### Garages

21. Garage door springs must be equipped with safety cables.

### Address Numbers

22. Four Inch (4") tall address numbers must be on the outside of the building, in clear view of the street.

### Exterior

23. All exterior wood and exposed woodworking must be free of flaking and peeling paint.
21. Exterior receptacles must be GFCI or GFCI protected receptacles.