

MOST COMMON VIOLATIONS RENTAL UNITS

EXTERIOR

- Are the street numbers visible from the street and alley (minimum of 4" high with a ½ inch stroke)?
- Is the siding and paint in good condition?
- Is the garage, and any other accessory structure, such as a shed, in good condition?
- Are the steps, decks and landings in good condition?
- Do stairways with more than 4 risers have a grippable handrail?
- Do any balconies, porches or landings, 30" or more above grade, have guardrails?
- Are any fences in good repair?
- Are the gutters and/or downspouts in a good state of repair and directing rainwater away from the structure?
- Is the yard free of junk, trash or debris?
- Do the exterior doors have locks in working order?
- Are any storm/screen doors in good condition?
- Are the roof and chimney in good condition?
- Exterior light fixtures needed for doors.

INTERIOR

- Are all finished areas in good condition with no chipped/ peeling paint?
- Is the carpet/flooring ripped or torn, or otherwise causing a tripping hazard?
- Do all stairways with more than 4 risers have a code compliant handrail the ENTIRE length of the stairway?
A guard is required between the risers and existing handrail and on any open side of a stairway.
Any outlet located within 6 feet of an auxiliary sink must be GFCI protected.
Dryers must be vented to the exterior with code compliant metallic duct.
Do water heater and boiler TP valves have proper sized piping extending to within 6 inches of the floor (water heater)/within 18 inches of the floor (boiler)?
100 amp service minimum required.
All closets with light fixtures must have a cover over fixture.
- Are there any gaps around pipes, wires etcetera entering walls, ceilings or floors?

WINDOWS

- Are there any broken or cracked windows?
- Are all windows weather tight and in good working condition (capable of remaining open without a means of support)?
- Do the windows within 6 feet of grade have locks in good working order?
- Are all windows supplied with screens?

KITCHEN

- Are all counter outlets GFCI protected?
- Are there a minimum of two counter height GFCI outlets?
- If equipped with a dish washer is the drain hose looped to the bottom of the counter top before entering the drain?
- Is there an anti-tip bracket installed on the range?

BATH/POWDER ROOMS

- Is there a GFCI outlet in good working order which trips with a tester?
- Are any outlets in light fixtures/cabinets disconnected or GFCI protected?
- If there is no operable window an exhaust fan vented to the exterior is required.

SMOKE AND C/O DETECTORS

- Smoke detectors are required within 15 feet of all sleeping areas, in each bedroom and on every level of the unit.
- A carbon monoxide detector is required on each level with a fuel burning appliance, outside the sleeping area in a unit with an attached garage and on each level of a unit with hot air heat.

The Borough of North Catasauqua has adopted the 2009 International Property Maintenance Code. The above items are only a partial list of items that the housing inspectors look for during an inspection.