

INTERNATIONAL PROPERTY MAINTENANCE CODE INSPECTION

Explanation of Inspection Items

This explanation is not a complete accounting of the law or inspection code and is provided as a guide to assist home owners in understanding the inspection process. Items are inspected on a pass fail system. All rental or rentable properties are inspected prior to an occupancy permit being issued.

EXTERIOR

1. Sanitation: Rubbish, brush, old tires other debris.
2. Grass/ Weeds: Not to exceed 6" in height.
3. Exterior Coating: Condition of siding materials and/or paint.
4. Sidewalks, Parking and Driveways: Broken/missing pavement/asphalt and painted lines if commercial.
5. Foundation, Walls, Structural Members: Stability and without holes or cracks.
6. Roof & Drainage: Gutters & downspouts.
7. Insect Screens: Window screens from May to October.
8. Chimney(s): Condition of bricks.
9. Windows & Doors (glazing & frames): Broken and missing window glass and condition of frames.
10. Accessory Structures (garage/pool/fence/retaining walls): Condition of any/all garages/sheds/pools/fences and retaining walls.
11. Handrails & Guards: Steps, porches, decks.
12. Refuse Containers: Approved trash containers.

13. Street Numbers: Visible from the street with a contrasting background. (Arabic numbers at least 3" in height and a ½" stroke.

14. Stairways, Deck, Porch & Balcony: Broken, rotted or missing steps, and/or structural weakness.

INTERIOR

1. Structural Members: Beams, studs and joists.

2. Interior Surfaces: Paint, plaster.

3. Stairs & Railings: Loose railings, balusters, broken steps - lights in stairways.

4. Handrails & Guards: Broken, missing or deteriorated.

5. Common Hall and Stairway Lighting: Must have one light.

6. Windows (size & lockable): Window space must be at a minimum 8% of the floor space and lockable and able to be opened.

7. Ceiling Height: At least seven feet high.

8. Receptacles: Receptacles are checked for polarity and proper use – 2-prong or 3-prong – ungrounded systems cannot use 3-prong receptacles. Within 6' of a water source must have GFCI (Ground Fault Circuit Interrupter) receptacles.

9. Access to Bedrooms: Cannot travel through a bedroom to get to another or to get to the bathroom.

10. Smoke Detectors: One on each floor and one in each bedroom (not required in attic if not occupied).

11. Bathroom: General condition - broken plaster, floor covering, mold, fixture condition, etc.

12. Floor Coverings: Linoleum, wood, carpeting.

13. Water Supply (pressure & volume): Self explanatory

14. Food Preparation Area (space/equip/sanitation): Kitchen cleanliness.
15. Fire Extinguishers: One each in every kitchen.
16. Insect/Rat Infestation: Self-explanatory.
17. Electrical Hazards: Bare wiring, receptacles, switches, wires hanging from walls or ceiling or panel box.
18. Number of Exits: Depends on size of building.
19. Emergency Escape: Clear exit way and structurally sound.
20. Doors & Frames: Rotten wood, deteriorated and/or missing and weather tight.
21. Minimum Sleeping Area (square foot/person): 70 sq.ft. for one person, 50 sq.ft. per person for dual occupancy.
22. Heating System (location & venting): Properly vented and vent cemented to chimney.
23. Water Heater: Properly vented & vent cemented to chimney, relief valve piped to within 4: of floor.
24. Other:
 - a. Where a garage is under or attached to the dwelling unit a CO (carbon monoxide) detector is required inside residence.
 - b. Third floor occupancies require a second way out or other modifications.

Complete copies of laws, ordinances and regulations are available for review at the Borough of Etna office at 437 Butler Street Pittsburgh, PA 15223

For further information contact **Zoning Officer Bob Snyder, at 412-781-0569 Ext. 16**, or by **e-mail: at bsnyder@etnaborough.org**