

Inspection Address: _____ Date: _____

Rental Property Interior Inspection

			<u>Compliant</u>
116-40	Stairs & Walking Surfaces	Stairs, walkways, ramps, landings, porches, balconies, deck maintained in sound condition	Y / N
116-48		Handrails, Guards firmly fastened and capable of supporting normally imposed loads	Y / N
116-49	Interior Doors	Doors shall fit reasonably in their frames and be capable of being opened and closed normally. They shall be properly and securely attached to jambs, headers or tracks	Y / N
116-24	Sanitation	All premises shall be maintained in a clean, safe and sanitary condition free from any accumulatr of rubbish or garbage	Y / N
116-48	Handrails & Guards	Stairs with 4 or more risers require a handrail on one side a minimum of 32" & maximum of 38" from nose of tread to top of rail.	Y / N
		Decks, landings, balconies, porches, or other walking surfaces 30" above grade require a guard a minimum of 36" high	Y / N
116-55	Pest Elimination	Structure free from visible pest infestation	Y / N
116-60	Light	Habitable spaces have at least one window a minimum of 8% of the floor area of such room	Y / N
116-61		Every common hall and stairway in residential occupancies (other than one & two family dwellings) shall be lighted at all times by at least one 60 watt standard light bulb	Y / N
116-59	Ventilation	Habitable space has at least one openable window equal to at least 45 percent of the minimum glazed area required.	Y / N
116-63		Bathrooms has openable window or mechanical ventilation	Y / N
116-29		Clothes dryer exhaust system independent of all other exhaust systems and vented directly to the outside.	Y / N

116-69	Occupancy Limitations	Habitable rooms (except kitchens) shall not be less than 7' in any dimension	Y / N
		Kitchens shall have a clear passageway of not less than 3' between counter fronts and appliances or walls	Y / N
		Habitable spaces, hallways, corridors, laundry areas, bathrooms, toilet rooms, and habitable basements shall have a clear ceiling height of 7'	Y / N
		Every living room shall contain at least 120 sq ft of floor area	Y / N
		Every bedroom shall contain at least 70 sq ft of floor area	Y / N
		Bedrooms shall not constitute the only means of access to other bedrooms or habitable spaces and shall not serve as the only means of egress from other habitable spaces	Y / N
		Every bedroom shall have access to at least one water closet and one lavatory without passing through another bedroom	Y / N
		Bedroom lavatory access on same floor or adjacent floor	Y / N
		Kitchen and non habitable space used for sleeping room	Y / N
116-77	Plumbing	Every dwelling unit shall contain its own bathtub or shower, lavatory, water closet and kitchen sink	Y / N
116-82		Toilet rooms and bathrooms shall provide privacy	Y / N
116-110		Toilet rooms or bathrooms shall not constitute the only passageway to a hall or other space, or to the exterior.	Y / N
116-94		Plumbing fixtures properly installed and free from leaks	Y / N
116-96	Mechanical and Electrical	Heating facility capable of heating habitable rooms, bathrooms, toilet rooms to 68 degrees F. 3' from the floor center room and 2' inward from center of all exterior walls	Y / N
116-107		Dwelling units shall be served by a 3 wire 120/240 volt single phase electrical service having a rating not less than 100 amp	Y / N
116-105		Every habitable space in a dwelling unit shall contain at least 2 separate and remote receptacle outlets	Y / N
		Laundry areas shall contain at least one ground type receptacle or a receptacle with a ground fault circuit interrupter	Y / N
		Every bathroom shall contain at least one receptacle. Post 1975 construction / renovation requires the receptacle be a ground fault circuit interrupter	Y / N
116-107		Electrical fixtures and devices free from defects	Y / N

116-108	Fire Safety	A safe, continuous and unobstructed path of travel from any point to the public way	Y / N
116-56		Egress doors openable from the egress side without the use of keys, special knowledge or effort	Y / N
116-116		Fire Alarms	
		Smoke alarm outside of each separate sleeping area in the immediate vicinity of bedrooms	Y / N
		In each sleeping room	Y / N
		On each story within a dwelling unit	Y / N
		_____ Battery or _____ Wired	
		Carbon Monoxide Alarms	
		Carbon Monoxide alarm in the immediate vicinity of bedrooms	Y / N
		_____ Battery or _____ Wired	
116-69B1e		Posted Fire exit plan - 3 or more apartments	Y / N
		Fire extinguishers mounted at stairway landings - 3 or more apartments	Y / N

Room Size	Code of the Town of Georgetown: Section 116-69	Sq. Ft.	Room Occupancy
Living Room	X		
Dining Room	X		
Kitchen	X		
Bedroom 1	X		
Bedroom 2	X		
Bedroom 3	X		
Bedroom 4	X		
Bedroom 5	X		
	X		
	X		
Maximum Occupancy			

	# of Bedrooms
	# of Bathrooms

Rental Property Exterior Inspection

Type of Structure		Stick / Block (Circle One)	Compliant
116-147	Addressing	Approved address numbers located on the structure	Y / N
116-33	Foundation	Free from open cracks and breaks	Y / N
116-35	Exterior Walls	Free from holes, breaks and loose or rotting materials	Y / N
		Maintained weatherproof and properly coated to prevent deterioration	Y / N
		Exterior surfaces maintained in good condition	Y / N
		Exterior wood surfaces protected from the elements & decay by painting or other treatment	Y / N
165-18		Lot and grounds free of accumulation of trash or rubbish	Y / N
116-36	Roofs / Drainage	Roof and flashing shall be sound, tight and not have defects that admit rain.	Y / N
		Roof drainage adequate to prevent dampness or deterioration in the walls or interior spaces	Y / N
116-26		Roof drains, gutters and down spouts shall be maintained in good repair & free of obstruction	Y / N
116-95		Roof water shall not be discharged in a manner that creates a public nuisance.	Y / N
116-37	Decorative Features	All features shall be maintained in good repair with proper anchorage and in a safe condition.	Y / N
116-31	Overhang Extensions	All overhang extensions shall be maintained in good condition and properly anchored.	Y / N
		When required all exposed surfaces of metal and wood shall be protected from the elements	Y / N
116-40	Stairways, Decks, Porches & Balconies	Maintained structurally sound & in good repair	Y / N
		Properly anchored and capable of supporting the imposed loads	Y / N
		All appurtenances attached thereto structurally sound and in good repair	Y / N
116-39	Chimneys and Towers	Maintained structurally safe and sound and in good repair	Y / N

116-35		All exposed surfaces of metal or wood protected from the elements and against decay or rust	Y / N
116-46	Basement / Crawl Space Access	Maintained to prevent the entrance of rodents, rain and surface run-off water	Y / N
116-48	Handrails and Guards	Firmly fastened, maintained in good condition, capable of supporting normally imposed loads	Y / N
116-42	Windows & Doors	Kept in sound condition, good repair and weather tight	Y / N
116-43		Glazing free from cracks and holes	Y / N
116-44		Openable windows shall be easily openable and capable of being held in position by window hardware	Y / N
116-45		All exterior doors, door assemblies and hardware shall be maintained in good condition	Y / N
116-45		Locks at all entrances to dwelling units and sleeping units shall tightly secure the door	Y / N
116-56	Building Security	Doors providing access to a dwelling unit, rooming unit or housekeeping unit equipped with a deadbolt lock	Y / N
		Deadbolt lock readily openable from the egress side without the use of a key, tools special knowledge or effort	Y / N
		Deadbolt has a throw of not less than 1" (Sliding bolt shall not be considered an acceptable deadbolt lock)	Y / N
		Operable windows located within 6' above ground level or walking surface equipped with a sash locking device	Y / N
		Basement hatchways equipped with a device that secures the units	Y / N

Inspection Notes:

Pass

As of the date of this inspection this rental unit is in compliance with all applicable codes and ordinances.

Fail

All above indicated non-compliant items must be remediated before a rental license can be issued. Property owner must notify the Town of Georgetown when the property is ready for scheduling of any required re-inspections.
Please be advised that a fee will be charged for each additional required re- inspection.

Property Owner or representative

Date

Print Name

Inspector

Date