

## Town of Georgetown

**Inspection Address:** \_\_\_\_\_ **Date:** \_\_\_\_\_

### Rental Property Interior Inspection

**Compliant**

116-40	<b>Stairs &amp; Walking Surfaces</b>	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	<b>Interior Doors</b>	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	<b>Sanitation</b>	All premises shall be maintained in a clean, safe and sanitary condition free from any accumulatrn of rubbish or garbage	Y / N
116-48	<b>Handrails &amp; Guards</b>	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	<b>Pest Elimination</b>	Structure free from visible pest infestation	Y / N
116-60	<b>Light</b>	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	<b>Ventilation</b>	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	<b>Occupancy Limitations</b>	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

## Town of Georgetown Rental Property Interior Inspection, cont.

	<b>Plumbing</b>	Every dwelling unit shall contain its own bathtub or shower, lavatory, water closet and kitchen sink	Y / N
116-77			
116-82		Toilet rooms and bathrooms shall provide privacy	Y / N
		Toilet rooms or bathrooms shall not constitute the only passageway to a hall or other space, or to the exterior.	Y / N
116-110			
116-94		Plumbing fixtures properly installed and free from leaks	Y / N
	<b>Mechanical and Electrical</b>	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
116-96			
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
	<b>Fire Safety</b>	A safe, continuous and unobstructed path of travel from any point to the public way	Y / N
116-108			
116-56		Egress doors openable from the egress side without the use of keys, special knowledge or effort	Y / N
116-116		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
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**

	<b># of Bedrooms</b>
	<b># of Bathrooms</b>

## Town of Georgetown

**Inspection Address:** \_\_\_\_\_ **Date:** \_\_\_\_\_

### Rental Property Exterior Inspection

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**Compliant**

**Type of Structure**    Stick / Block (Circle One)

116-147	<b>Addressing</b>	Approved address numbers located on the structure	Y / N
116-33	<b>Foundation</b>	Free from open cracks and breaks	Y / N
116-35	<b>Exterior Walls</b>	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	<b>Roofs / Drainage</b>	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	<b>Decorative Features</b>	All features shall be maintained in good repair with proper anchorage and in a safe condition.	Y / N
116-31	<b>Overhang Extensions</b>	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	<b>Stairways, Decks, Porches &amp; Balconies</b>	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	<b>Chimneys and Towers</b>	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	<b>Basement / Crawlspace Access</b>	Maintained to prevent the entrance of rodents, rain and surface run-off water	Y / N
116-48	<b>Handrails and Guards</b>	Firmly fastened, maintained in good condition, capable of supporting normally imposed loads	Y / N
116-42	<b>Windows &amp; Doors</b>	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

**Town of Georgetown**  
**Rental Property Exterior Inspection, cont.**

116-56	<b>Building Security</b>	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