

## RENTAL INSPECTION REPORT

<b>Address:</b> _____ <b>Block &amp; Lot:</b> _____	<b>No. of Units:</b> _____ <b>Unit(s) Inspected</b> _____
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<b>Township of O'Hara</b> 325 Fox Chapel Road Pittsburgh, PA 15238 412-782-1400. 412-782-4530 (Fax) <a href="http://www.ohara.pa.us">http://www.ohara.pa.us</a>	<b>Owner:</b> _____	<b>Date:</b> _____ <b>Ordinance #:</b> _____
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<b>Contact:</b> _____	<b>Signature:</b> _____
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<b>Approved for License:</b> <input type="checkbox"/> Yes <input type="checkbox"/> No	<b>Re-inspection required?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> ___ / ___ / ___ <b>Complied</b>
<b>Date:</b> _____	
<b>Inspector:</b> _____	

**SECTION I: STRUCTURE GENERAL**

PASS	FAIL	INSPECTED ITEM
		<b>Foundation</b> – All foundation walls shall be maintained free from holes, breaks, loose or rotting material and in a structurally sound condition.
		<b>Structural Members</b> – All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.
		<b>Stairways, decks, porches, balconies</b> – Every stairway, deck, porch, balcony and appurtenances shall be maintained structurally sound and in good repair.
		<b>Handrails and guards</b> – Handrails shall be provided on at least one side of every set of stairs with four or more risers. Guardrails shall be installed along open walking surfaces, including stairs, ramps, landings that are located more than 30 inches vertically above grade.
		<b>Handrails and guards</b> - Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.
		<b>Chimneys and Towers</b> – All chimneys towers, smoke stacks and similar appurtenances shall be maintained structurally safe and in good repair.
		<b>Roof and drainage</b> – The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure.

<b>Comments:</b>        
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**SECTION II: BUILDING ENVELOPE, WINDOWS, DOORS**

PASS	FAIL	INSPECTED ITEM
		<b>Exterior Walls</b> – Exterior walls shall be maintained free from holes, breaks, loose or rotting material and maintained weatherproofed
		<b>Windows</b> – Every window other than a fixed window shall be easily opened able and capable of being held in the open position by the window hardware. All glazing materials shall be maintained free from cracks and holes and weather tight.
		<b>Doors</b> – All exterior doors and hardware shall be maintained in operating condition and weather tight. Locks at all entrances shall tightly secure the door.
		<b>Basement Hatchways</b> - Basement hatchways shall be maintained to prevent the entrance of rodents, rain and surface drainage water.
		<b>Emergency Egress</b> – Every habitable space shall have a least one opening/ window or door of approved size facing directly to the outdoors or court.

**COMMENTS:**

SAMPLE

**SECTION III: LIGHT, VENTILATION AND OCCUPANCY LIMITATIONS**

PASS	FAIL	INSPECTED ITEM
		<b>Windows</b> – Every habitable space shall have a least one operable window measuring at least 8 percent of the total room area. -Every single user bathroom shall be equipped with an operable window or mechanical ventilation exhausted to the exterior at a rate of 75 cfm.
		<b>Lighting</b> – Every common hall and stairway shall be lighted at all times with a minimum 800 Lumens (60 watt equivalent) for each 200 square ft of floor area and spaced no greater than 30 feet apart. All other spaces within the dwelling shall be provided with artificial or natural light sufficient to permit the maintenance of sanitary conditions, and the safe occupancy of the space.
		<b>Minimum Area Requirements</b> - Dwellings shall not be occupied by more occupants than permitted by the minimum area requirements in the table attached.
		<b>Prohibited occupancy</b> – Kitchens, non-habitable spaces and interior public areas shall not be occupied for sleeping purposes.
		<b>Egress From Sleeping Rooms</b> - Sleeping rooms shall not constitute the only means of access or egress to and from other sleeping rooms.

**COMMENTS:**

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**MINIMUM AREA REQUIREMENT TABLE**

Space	Minimum area in square feet		
	1-2 Occupants	3-5 Occupants	6 or more
Living Room	No requirements	120	150
Dining Room	No requirements	80	100
Kitchen	50	50	60
Bedrooms	70	50 per person	50 per person

**SECTION IV: PLUMBING FACILITIES AND FIXTURE REQUIREMENTS**

PASS	FAIL	INSPECTED ITEM
		<b>Required Fixtures</b> – Every dwelling unit shall contain its own bathtub or shower, lavatory, water closet and kitchen sink.
		<b>General</b> – All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free of obstructions, leaks, defects and be capable of performing the function as intended.
		<b>Water Heaters</b> - A water heater shall be provided, properly installed, maintained and capable of providing an adequate amount of water to be drawn at every required fixture at a temperature of not less than 110 degrees F.
		<b>Sanitary Drainage</b> – All plumbing fixtures shall be properly connected to the Township Sanitary Sewer System or to an approved private sewage disposal system.
<b>COMMENTS:</b>		

**SECTION V: MECHANICAL**

PASS	FAIL	INSPECTED ITEM
		<b>Heating Facilities</b> – Heating facilities shall be provided by every owner operator of any building who rents, leases or lets one or more dwelling unit. The heating facilities shall be maintained in safe and functional conditions and capable of maintaining a minimum temperature of 60 degrees F.
		<b>Mechanical Equipment</b> – All mechanical (cooking and heating) equipment, fireplaces, solid fuel burning appliances shall be properly installed and maintained in safe working condition, and shall be capable of performing the intended function.
		<b>Flues</b> – All fuel burning equipment shall be connected to an approved chimney or vent unless otherwise listed and labeled for non-vented operation.
		<b>Clearance to Combustibles</b> – All required clearance to combustibles shall be maintained.
		<b>Combustion air</b> – A supply of air for complete combustion of the fuel and for ventilation of the space shall be provided for the fuel burning equipment.
<b>COMMENTS:</b>		

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**SECTION VI: ELECTRICAL FACILITIES**

PASS	FAIL	INSPECTED ITEM
		<b>Service</b> - every dwelling shall be served by a main service of not less than 60 amps, three wires.
		<b>Installation</b> – All electrical equipment, wiring, and appliances shall be installed and maintained in a safe and approved manner.
		<b>Lighting Fixtures</b> – Every public hall, interior stairway, water closet compartment, bathroom, laundry room and furnace room shall contain at least one electric light fixture.
		<b>Receptacles</b> – Every habitable space in a dwelling unit shall contain at least two separate and remote receptacle outlets. Every bathroom shall contain at least one receptacle. Newly installed receptacles shall comply with the International Residential Code.

**COMMENTS:**

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**SECTION VII: FIRE SAFETY/GENERAL/EGRESS**

PASS	FAIL	INSPECTED ITEM
		<b>General</b> – A safe, continuous unobstructed means or egress shall be provided from the interior of a structure to the public way. Accumulations of rubbish, garbage or other materials or furniture shall not be stored or allowed to accumulate in stairways, passageways, doors, windows, fire escapes or other means of egress.
		<b>Exit arrangement</b> – Exits from dwelling units, rooming units, guestrooms, etc. shall not lead through other such units, or through bedrooms, toilet rooms or bathrooms.
		<b>Locked doors</b> – All means of egress doors shall be readily open able from the side from which egress is to be made without the need for keys, special knowledge or effort.
		<b>Fire Protection Systems</b> – Fire protection systems (fire sprinklers, fire alarm) to detect a fire, actuate an alarm, suppress or control a fire shall be properly maintained and tested in accordance with the applicable NFPA standard.
		<b>Smoke Detectors</b> – Existing hardwired multiple station smoke detectors shall be maintained in good repair and functional conditions. Where smoke detectors are not installed a minimum of one single station or multiple station smoke detector shall be installed in each guestroom, suite, or sleeping area. In dwelling units smoke detectors shall be installed in every bedroom or sleeping room and on every story of the dwelling unit, including basement.
		<b>House Numbers</b> – All buildings and dwellings shall be clearly marked and identified with house numbers in accordance with Township Ordinance.

**COMMENTS:**

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**SECTION VIII: ADDITIONAL/MISC. ITEMS**

PASS	FAIL	INSPECTED ITEM

**COMMENTS:**

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