

Lower Merion Township
Residential Rental Unit
Self Inspection Checklist

1. **Property Address:** _____ Unit #: _____

2. **Date of inspection:** _____

3. **Date of proposed occupancy** (if known) _____

4. Property exterior

A. Is there any trash or debris on the property? _____

B. Is there any high grass or high weeds in excess of 10 inches? _____

C. Are there trash containers? _____ Do they have tight fitting lids? _____

D. Are the sidewalks, steps and curbs in good condition? _____

E. Are there any unlicensed vehicles or vehicles in a state of disrepair on the property?

5. Building Exterior

A. Is the roof in good condition? _____

B. Any indication of leaks? _____

C. Are the gutters and downspouts connected and in good condition? _____

D. What is the condition of the exterior walls? _____

E. Is there any decayed lumber on the building? _____

F. Do the walls, trim or windows need to be painted? _____

G. Are any windows broken or missing? _____

H. Is the house number posted where it can be seen clearly from the street? _____

I. Are all exterior stairs in good condition? _____

6. Building Interior

A. Can all of the doors leading to the exit be unlocked from the inside without the use of a key? _____

B. Are the walls in good condition? _____

C. Are there any structural defects that can be seen? _____

D. Is there trash or debris in the common areas or in the dwelling unit? _____

E. Are there handrails on all stairs with four or more risers? _____

F. Is there any indication of insects in the building or rats on the property? _____

G. Are the hallways and stairs clear? _____

- H. Are all dryers vented to the exterior? _____
- I. Is the heater unit in good condition? _____
- J. Is the water heater in good condition? _____
- K. Are the heater flue pipes in good condition? _____
- L. Has the heater been serviced in the last two (2) years? _____
- M. Has the chimney been inspected? _____
- N. Is the chimney liner in good condition? _____
- O. Are the toilets and sinks in proper working order? _____
- P. Is the electrical panel in good condition with no loose wires? _____
- Q. Are there smoke detectors on each level of the building? _____ If they are battery operated does the alarm activate when the detector is tested? _____
- R. Are there at least two receptacles in each habitable room? _____
- S. Is there at least one GFI receptacle in each bathroom and laundry? _____
- T. Have the fire extinguishers been serviced within the last year? _____
- U. If the property has a fire alarm system, has it been serviced in the last year? _____
By what company? _____
- V. Is the relief valve pipe on the heater and water heater extended to within 6" of the floor?

7. **Apartment buildings** exceeding ten (10) ten units.

A. For each change of occupancy that occurred since the last submission of this inspection checklist, were there any violations inside any of the dwelling unit(s) which were not corrected? _____

8. If there are violations to be corrected, provide the date the corrections were completed _____

VERIFICATION

_____ verifies that the statements in the foregoing checklist are true and correct to the best of his/her knowledge, information and belief are made subject to the penalties of 18 PA C.S.A. Section 4904 relating to unsworn falsification to authorities.

Applicant