



Mount Laurel Township Community Development Rental Housing Inspections

INSPECTION CHECKLIST

Items Checked During an Inspection

Exterior of Property

- Exterior grounds shall be clean of debris and high grass and leaves.
- Exterior of house shall be free of damage and maintained.
- Roof, chimney, siding, gutters, and downspouts all intact and clean with no missing pieces or obstructions.
- Fireplaces will require chimney cleaning certificate.
- Exterior door & window frames, cornices, porches, trim, balconies, decks, and fences shall be maintained in good condition.
- Handrails and guards, where required, shall be secured, free from loose or rotten wood and capable of supporting normally imposed loads.
- Decks, balconies, stairways, and porches shall be in satisfactory condition.
- Sidewalks, stairs, patios, walkways, and driveways, shall not have any hazardous conditions.
- Accessory structures shall be maintained in good repair.

Interior of Property

- Rental unit shall be maintained and in sanitary condition.
- All rooms to be painted and clear of mold, and mildew.
- Handrails and guards, where required, shall be firmly fastened and capable of supporting normally imposed loads.
- All floors and floor coverings to be free of any tripping hazards.
- Kitchen must have a window or a working ventilation fan exhausted to the exterior or with a charcoal filter if not exhausted to the exterior.
- Every bathroom must have a window or a working ventilation fan exhausted to the exterior.
- The unit must be free from infestation by rodents, vermin, and/or insects of any kind.

Windows

- There shall be at least one window in every habitable room for light and ventilation.
- Every operable window shall easily open and remain open without assistance, be provide with a lock in working order and have screens free of tears or holes.
- No loose, broken or missing glass.

Doors

- Entry doors to a unit shall be equipped with a lockset with a deadbolt lock with. Interior portion of the deadbolt must be a thumb latch not keyed. A sliding bolt shall not be considered an acceptable deadbolt.
- Sliding patio doors shall open and close easily, have a working lock and an operating screen free from tears and holes.
- Bathroom(s) must be a privacy door with an operable latch and privacy lock.
- All doors must be free from holes and otherwise in sound condition.
- All doors must fit within the frame and operate properly, latch and are secured to jambs, headers, or tracks.

Appliances and Utilities

- The cooking range must be clean and operable with all control knobs and handles. Gas stove burners must light by electronic ignition.
- The refrigerator must be clean and in working condition. There shall be adequate space for the preparation and storage of food.
- The electric system must safe and functional with devices working properly. No electrical hazards of any kind such as, (non-testing or non-functional Ground Fault Circuit Interrupter (GFCI), missing or broken cover plates or fixtures, exposed wiring, etc.) shall be present. Receptacles near sinks in any room and all exterior receptacles must be GFCI protected.
- Furnaces and hot water heaters must be operational and properly vented .
- Plumbing fixtures shall be in working order and provide hot and cold water in the kitchen and bathroom(s). There must be a shower or bathtub that is in working order, properly caulked without mildew or mold, and temperature not to exceed 110 degrees fahrenheit.
- Toilet(s) must operate properly and be in sound condition. Waste water must be connected to a public sewer or private sewage disposal system.
- The water supply shall be free from leaks.

Fire & Carbon Monoxide Safety

- Smoke detectors (hard-wired or battery operated) must be properly installed and in working order on the following locations:
- On each story within the dwelling unit, including basements but not including crawl spaces and uninhabitable attics.
- In the vicinity of all sleeping areas (bedrooms and loft, dens if being used as a sleeping area).
- Carbon monoxide detectors (hard-wired or battery) must be properly installed and in working order located 10 feet of each room that may be used for sleeping purposes.

Means of Egress

- No obstructions to means of egress (clear path for safe exiting).