

# Borough of New Cumberland Residential/Dwelling Inspection Checklist

## Inspection

• **Electrical:** \_\_\_\_\_

Electrical standards: Electric service available; properly installed & maintained as not to create a hazard  
GFCI's within 6ft of a water source.

• **Doors/Windows:** \_\_\_\_\_

All doors must open from the inside without the use of key or special knowledge or effort.

• **Interior Stairs/Rail:** \_\_\_\_\_

Handrails and guardrails shall be on all stairs exceeding three steps. Such handrails and guardrails shall be firmly fastened.

• **Ceilings/Floors:** \_\_\_\_\_

Exterior and interior of the building: Structures and equipment must be properly maintained, i.e., foundation, beams and joists, wall finishes, floor membranes, roof, windows, gutters, downspouts, etc

• **Kitchen:** \_\_\_\_\_

Sink with hot/cold running water; stove in safe working condition; floor in good repair

• **Smoke Detectors:** \_\_\_\_\_

Smoke detectors in operating order on every floor, including the basement and walk-up attics, with stairs. Smoke detectors shall be installed in each room used for sleeping purposes and on the ceiling or wall within five feet of each room used for sleeping purposes, in the hall used to access said rooms.

• **Bathroom:** \_\_\_\_\_

All plumbing fixtures maintained in working order free from obstructions; leaks and defects; approved sewage disposal system; an openable window or operable ventilation system available. Every Dwelling Unit shall contain its own bathtub or shower, lavatory and water closet

• **Required means of Egress:** \_\_\_\_\_

All doors must open from the inside without the use of key or special knowledge or effort. Third floor units shall have two means of egress.

• **Exterior Stairs/Handrails:** \_\_\_\_\_

Handrails and guardrails shall be on all stairs exceeding three steps. Such handrails and guardrails shall be firmly fastened.

• **Cooking Range:** \_\_\_\_\_

• **Heater/Water Heater:** \_\_\_\_\_

Thermal standards: Heating facilities properly installed and capable of heating all habitable rooms, including bathrooms, and maintaining a reasonable room temperature. Kerosene or portable propane heaters are not permitted.

The Owner of a Dwelling Unit with a fossil fuel-burning heater or appliance, fireplace or an attached garage must ensure that operational and approved carbon monoxide alarms are located within five feet of the bedrooms and the heater or fireplace.

• **Chimney:** \_\_\_\_\_

• **Carbon Monoxide Detector:** \_\_\_\_\_

The Owner of a Dwelling Unit with a fossil fuel-burning heater or appliance, fireplace or an attached garage must ensure that operational and approved carbon monoxide alarms are located within five feet of the bedrooms and the heater or fireplace

• **Foundation:** \_\_\_\_\_

Exterior and interior of the building: Structures and equipment must be properly maintained, i.e., foundation, beams and joists.

• **House number:** \_\_\_\_\_

The Property address must be posted outside and be clearly visible by emergency personnel and shall contrast with the background and be Arabic numerals or alphabet letters a minimum of four inches in height and five inches in width.

• **Gutters & Downspouts:** \_\_\_\_\_

Gutters, downspouts must be properly maintained

• **Garage/Outbuildings:** \_\_\_\_\_

Exterior and interior of the building: Structures and equipment must be properly maintained, i.e., foundation, beams and joists, wall finishes, floor membranes, roof, windows, gutters, downspouts, etc.

• **Fire Extinguishers:** \_\_\_\_\_

Common halls in multiple unit buildings shall be lit and have a smoke detector and an approved fire extinguisher.

• **Yard:** \_\_\_\_\_

Grass height, weeds, must meet, New Cumberland B

• **Exterior:** \_\_\_\_\_

Examples: Exterior paint not flaking or chipping, siding attached and secure, masonry joints in good condition, porches, awnings maintained.

This list includes standard items required for every inspection. The inspector is required to note all relevant Code violations, any and all of which may require correction before a Certificate of Compliance may be issued.

The borough also follows the PA UCC which requires GFCI outlets within 6ft of a water source.