

Rental Dwelling Inspection of All Units

1. The Administrative Officer and/or other inspector(s) designated by Borough Council, under the authority of this Ordinance, shall be authorized to inspect on an annual basis each dwelling or business unit upon a sale, change in ownership, vacancy, rental, use and/or occupancy, prior to the occupancy of the next owner or tenant to confirm the following:
 - A. That all units have the appropriate fire/heat/smoke detectors, and fire suppression systems installed and are in proper working order, and that all multiple dwelling units and business units have properly marked fire exit routes, fire exit signs, and emergency lighting.
 - B. That all windows operate properly, have no broken cracked or missing glass, and have appropriate screening installed, and in satisfactory condition;
 - C. That all stairways both interior and exterior are unobstructed and clear of all trash and debris, all stairways with three (3) or more stairs must have appropriate handrails installed;
 - D. That all doors, including garage doors, are in proper working order;
 - E. That all elevators, if any, are in operating condition and display the latest certificate of inspection and capacity;
 - F. That all porches, balconies or decks are in safe condition and in good repair, and have appropriate railings installed;
 - G. That the unit(s) meet the applicable parking requirements of the current Zoning ordinance, except if such unit (s) was functioning in its current use prior to the requirements of the Zoning ordinance;
 - H. That all parking lots, driveways and parking spaces are in good condition and free of all debris;
 - I. That no cars, trucks, motorcycles, motorbikes, or other motor vehicles be left on the property with expired tags, inspection and/or emission stickers, and that no fuel driven motors are stored inside the dwelling unit(s);
 - J. That curbs, sidewalks, steps, stairways, and walkways are in good condition and repair;
 - K. That gutter and downspouts are in good condition and repair, and are not connected to the sanitary sewer, nor are there any sump pumps connected to the sanitary sewer;
 - L. That all heating and/or air conditioning devices or units, hot water heating devices, plumbing fixtures are working satisfactory;
 - M. That all fencing is in good repair;
 - N. That all lawn areas are trimmed so that the height does not exceed six (6) inches, and that all trees, hedges, and bushes are properly trimmed;
 - O. That the property is clear of all debris;
 - P. That all electrical outlets and switches are in satisfactory working order, and that GFI outlets are installed where necessary and working properly;
 - Q. That all exterior walls are in good repair;
 - R. That the painting of exterior surfaces are in satisfactory condition;
 - S. Address numbers 4" minimum height
 - T. Independent exits minimum of 2 for units above 2 stories.