

Property Maintenance Code Inspection Checklist
Rental Interior Inspection

Bathroom

503.4 Bathroom Floor

- Cleanable, smooth, nonabsorbent surface;
- All tiles are in place;
- Linoleum is tacked down on all sides

305.3 Interior Surfaces

- Walls are free from holes;
- All painted surfaces are intact;
- Surfaces are free from water damage;
- Trim is damage free;
- Walls are free from deteriorating surfaces;
- Area is free from mold/mildew;
- Wall coverings are properly secured to the surfaces;
- Window sills and frames are free from deterioration;
- Caulking is in place around fixtures

605.2 Receptacles Required

- Minimum of one receptacle located in the bathroom

605.2.1 GFCI protection in bathroom/toilet room

- All bathroom/toilet room receptacles must be ground-fault protected

604.3 Electrical Hazards

- All wiring is properly secured;
- Receptacles are free from objects to allow proper use of the receptacle;
- Wiring is protected from physical damage;
- Open ground receptacles are properly labeled;
- Receptacles are not above the heating elements of the electric baseboard heat;
- Faceplates are installed;
- Electrical switches operate properly;
- Floor receptacles have flip faceplate covers;
- Receptacles operate properly;
- Receptacles are wired correctly;
- Receptacles are free from burns or melted areas;
- Receptacles in lighting fixtures are disabled or non-functional;

- Tub area is free from light switches, chains, cords, or other similar components of a light fixture;
- Ceiling paddle fan is outside hazard area

605.1 Electrical Equipment Maintained

- Exhaust fan is operating properly;
- Exhaust fan cover is in place;
- Electrical components are installed correctly

605.4 Light Required

- Minimum of one artificial light for the bathroom

403.1 and 403.2 Ventilation for Bathroom

- Window opens to the exterior of the property;
- At least 1.5 square feet of the window is openable and the openable portion of the window square footage is greater than or equal to 45% of the light requirement, or;
- Exhaust fan capable of moving 50 cubic feet of air per minute and discharges to the exterior of the structure

603.1 Mechanical appliances

- Recirculating fan is maintained in good condition;
- Recirculating fan functions as intended

502.1 Required bath fixtures

- Must have a sink (lavatory), toilet (water closet), tub/shower

504.1 Plumbing Fixture Conditions

- Fixtures and components are free from cracks and defects;
- Fixtures are secured to surfaces;
- Faucets are free from leaks;
- Water closet/toilet properly functions;
- Water lines are free from leaks and breaks;
- Drainage lines are free from leaks and breaks;
- All faucet components are in place;
- Faucet controls properly function;
- Stoppers are in place and properly function;
- Fixtures are properly caulked and sealed to surfaces;
- All holes around piping are sealed;
- Fixtures are free from mold and mildew

505.3 Water supply pressure adequate

- Water pressure is adequate to enable proper and safe use of the fixture(s)

Please be advised that this checklist is advisory only, and it is not intended to be a comprehensive list of all code requirements. Property owners are ultimately responsible for compliance with all applicable provisions of the Code of the City of Hagerstown. City Code Inspectors will assess properties for compliance with all provisions of the Code of the City of Hagerstown.

505.1 Hot/Cold water at fixtures

- Sink has hot and cold water;
- Tub/shower has hot and cold water

505.4 Hot Water temperature of 110°F

- Hot water supply must have a temperature of not less than 110°F
 - Hot water temperature must not be more than 140°F

505.2 Faucet below flood level rim of tub

- Faucet is located above the flood level rim of the fixture, or
 - Backflow preventers are installed on the water supply lines at the fixture

506.1 Fixtures connected to sewer

- Drain pipes are properly connected to the public sewer system

506.2 Drainage leaks or defects

- Free from clogs;
- Water drains from fixtures adequately;
- Drainage pipes are free from leaks and defects

504.3 Plumbing System Hazards

- Control valves are free from damage;
- Pipes are intact and free from breaks and leaks;
- Plumbing systems are properly installed;
- Plumbing system is free from deterioration

602.3 Heat Supply

- Room maintains a temperature of not less than 65°F

503.1 Lock on Door

- Bathroom door locks and latches

305.1 Interior General

- Area is clean

605.4.1 Light globe/shield protection

- Light fixture that is designed for a globe/shield has globe/shield in place;
- Globe/shield is intact;
- Globe/shield is secured to the fixture

305.3 Interior Doors

- Door fits in frame;
- Door properly functions as designed;
- Door hardware operates and functions as intended;
- Door is attached to frame;
- Door is free from holes;
- Door has all hardware;
- Door latches in the frame

304.13 Windows & Door Frame Condition

- Window glass is intact;
- All window components are free from deteriorating and rotting conditions;
- Thresholds are intact and in good repair;
- Weather stripping is in place and in good repair;
- Window prevents the entry of birds and other rodents;
- Windows and doors are free from chipping/peeling paint;
- Window/Door properly fits in the frame;
- Window/Door properly operates as designed;
- Window/Door hardware operates properly;
- Door closes and latches

304.13.1 Window Glazing

- Window glass is intact;
- Window glass is in place

304.13.2 Openable windows

- Window opens;
- Windows stays open on its own hardware

308.1 Infestation

- No evidence of roach/mice/other pests infestation

304.18.2 Window Security

- Windows located within 6 feet of a walking surface can lock;
- Lock functions and secures all moving parts of the window