

Property Maintenance Code Inspection Checklist
Rental Interior Inspection

Kitchen

404.7.1 Kitchen Floor Surfaces

- 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 2 receptacles for kitchen;
 - Receptacle dedicated for refrigerator does not count toward minimum requirement
- One outlet is to serve the countertop

605.2.1 GFCI protection required

- All receptacles located within 6 feet of the kitchen sink must be protected by a Ground-Fault Circuit Interrupter (GFCI)

604.3 Electrical System 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 grounded 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;

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- Receptacles operate properly;
- Receptacles are wired correctly;
- Receptacles are free from burns or melted areas;
- Receptacles in lighting fixtures are disabled or non-functional

605.1 Electrical Equipment maintained

- Exhaust fan is operating properly
- Electrical components are installed correctly

605.3 Equipment Ground on Cord & Plug Equip.

- Metal cased appliances (refrigerator, freezer, microwave, a/c unit) are plugged into a grounded receptacle

304.13 Window & Door 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

304.14 Insect Screens

- Screens are free from rips and tears

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

605.4 Light for Habitable Spaces

- Minimum of one artificial light for the kitchen area

403.1 or 403.3 Ventilation for Habitable Space

- Window opens to the exterior of the structure;
- Openable portion of the window square footage is greater than or equal to 45% of the light requirement, or;
- Exhaust fan capable of moving 100 cubic feet of air per minute and discharges to the exterior of the structure

502.1 Sink Required

- Sink must be installed in the kitchen
 - A kitchen sink cannot be used as a lavatory (bathroom sink)

504.1 Plumbing Fixture 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

505.3 Water Supply Pressure Adequate

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

505.1 Hot/Cold water at fixtures

- Kitchen sink 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

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 fixture is adequate;
- Sewer pipes are free from leaks or 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;

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- Plumbing system is free from deterioration

404.7 Food Preparation Area

- A food preparation area exists that is at least 5.12 square feet and is:
 - 36 inches wide by 22 inches deep, or;
 - 33 inches wide by 26 inches deep

602.3 Heat Supply

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

304.15 Exterior Doors

- Door hardware is in place and capable of performing intended functions;
- All door panels are in good repair;
- Windows in doors are intact;
- Screen/storm doors are in good condition and have all door components;
- Screen/storm doors are free from rips/breaks and screens are properly secured

702.10 Double keyed locks

- All doors are openable from the side from which egress is made without the need for keys, special knowledge or effort

305.1 Interior General

- Room 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

305.6 Interior Doors

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

308.1 Infestation

- No evidence of roach/mice/other pests infestation