

Property Maintenance Code Inspection Checklist
Rental Interior Checklist

Plumbing/Mechanical/Electrical Systems

505.4 Water Heating Facilities

- Water temperature minimum is 110°F;
- Pressure relief pipe is made from copper or CPVC;
- Pressure relief pipe is free from damage;
- Pressure relief pipe terminates within 6 inches of the floor;
- Water heater is free from rust;
- Water heater is free from leaks;
- Water heater has all covers;
- Water heater wiring is proper and free from hazards

603.1 Mechanical Appliances Maintained

- All covers on appliances are in place and properly secured to the appliance;
- Appliance has been serviced by a licensed HVAC contractor within the past year;
- Appliance operates properly as designed;
- Condensate drain system is in good repair

603.5 Combustion Air

- Louvers are in doors for mechanical rooms, where required;
- Appropriate combustion air openings and ventilation are provided as required

603.3 Mechanical Equipment Clearances

- Appliances have proper clearance from debris and rubbish

603.4 Safety Controls

- Oil/Gas fired furnace or boiler has an emergency cut-off switch;
- Emergency cut-off switch is properly labeled (gas or oil);
- Emergency cut-off switch cover plate is red;
- Emergency cut-off switch is located as remotely as possible from the equipment

605.5 Switch Access

- Occupants of the structure have access to the electrical panel box

604.3 Electrical Systems Hazard

- All wiring is properly secured;
- Wiring is protected from physical damage;

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.

- Junction boxes are properly covered with manufactured coverplates;
- Electrical wiring is being used as intended;
- Knockout enclosures are in place;
- Panel box cover is in place and secured to the panel box

403.6 Clothes Dryer Exhaust Independent

- Clothes dryer exhaust is independent from any other system;
- Dryer exhaust is vented to the outside;
- Dryer vent is intact and properly functions

403.6 Clothes Dryer Exhaust Over 8 feet

- Dryer exhaust less than 8 feet can be flexible exhaust;
- Dryer exhaust over 8 feet is constructed from rigid metal

403.6 Clothes Dryer Exhaust Over 25 feet

- Dryer exhaust cannot be more than 25 feet in length
 - Unless proper signage identifying length of duct

403.6 Clothes Dryer Exhaust Unrated

- Clothes dryer exhaust material is UL rated

403.6 Clothes Dryer Exhaust has screws or holes

- Clothes dryer exhaust is free from holes;
- Clothes dryer exhaust is assembled without the use of screws

403.6.1 Clothes Dryer Exhaust transition duct

- Transition duct (duct between the dryer to the wall/floor) is less than 8 feet in length

403.6.2 Clothes Dryer Exhaust Maximum Length Calculation

- 90 degree angles reduces the length by 5 feet;
- 45 degree angles reduces the length by 2.5 feet

604.2 Electrical Service 100AMP Service

- All units have the minimum of a 100 amp service

605.4 Boiler light fixture required

- Mechanical/boiler room must have an artificial light for the room