

## **Town Of Smyrna Rental Inspection Requirements**

The following is a sample list of items the Code Official will check when an inspection is made. It is recommended you review this list and conduct your own inspection prior to the rental inspection. Rental units must comply with all ordinances and codes of The Town of Smyrna, included to but not limited to: Municipal code, 2012 IPMC Code, Delaware State Hosing Code and all other applicable codes and ordinances adopted by The Town of Smyrna.

- All utilities (electric, gas, and water) must be turned on prior to and operational at the time of scheduled inspection.
- Rental units are to be clean and vacant at the time of inspection.

### **Outside of Rental Unit**

- The address numbers must be plainly legible and visible from the street and must be attached to the building structure. (Numbers shall be a min. 4" with a min. stroke 0.5")
- Exterior surfaces (siding and/or paint) must be maintained in a safe condition.
- The steps, decks and landings must be in safe condition and/or up to code requirements.
- Handrails and guards must be firmly fastened and capable of supporting code-imposed loads (200lbs) and maintained in safe condition.
- Balconies, porches, landings, and stairs, 30 inches or more above grade, require guardrails.
- Fences must be in good repair.
- Sidewalks, walkways, and driveways must be in safe condition, with no tripping hazards.
- Gutters and/or downspouts shall be in good state of repair and directing rainwater away from the structure.
- Foundation must be structurally sound.
- The yard shall be free of junk, trash, or debris.
- No indoor items shall be stored outside (furniture, appliances, mattresses, etc.)
- The lawn must be properly maintained.
- Swimming pools shall be maintained in a clean and sanitary condition and in good repair. Need to comply with the current codes.

### **Accessory Structures**

- Garages, sheds, and other accessory structures on the premises of the unit must be maintained in good repair.

### **Sanitation**

- The unit must be clean, sanitary, and fit for human occupation.
- There must not be evidence of mice or insect infestation.
- No mold shall be visible in the residence.

### **Entrance and Exit(s)**

- Egress lighting must be present and working properly.
- Stairs coming into unit shall have handrails, balusters, treads, and risers in safe condition.

### **Exterior Doors**

- Doors providing access to the unit shall be equipped with a dead bolt lock designed to be readily openable, from the side from which egress is to be made without the need for keys, special knowledge, or effort.
- Exterior doors shall be weather tight with operational door hardware.
- Storm or screen doors shall be in good condition and operate properly.

### **Windows**

- Windows shall be weather tight, easily opened and without mechanical devices.
- There can be no broken or cracked windows.
- Windows shall have locks in good working order.
- Required operable windows shall have screens without rips, tears, or holes.
- Every sleeping area shall have an operable window.

### **Throughout the Dwelling**

- Floor coverings and carpet must be clean, and in good condition and not create any hazards.
- Vent registers and grills must be clean and dust free.
- Penetrations in cabinets, vanities, ceilings, and walls must be sealed with approved materials.
- Doors must operate correctly, and must have approved locks in good working condition, where needed (Bedrooms and Bathrooms)
- Units must be free of loose, flaking and or chipping paint.
- The kitchen sink, bathrooms, laundry, must be supplied with hot and cold running water.
- Plumbing fixtures must be properly installed, and free of leaks and defects.
- There must be permanent lighting fixture in the kitchen and bathrooms.

### **Stairways**

- Stairways must have proper lighting.
- Handrails and guards shall be firmly fastened to the wall and capable of supporting normal loads.

### **Kitchen**

- Appliances in the home at the time of inspection must operate correctly per manufacturer's instructions and must be clean and sanitary.
- Stoves, ovens, refrigerators are required items for rental units and must be present at time of inspection.
- Stove/oven must have anti-tilt bracket installed.
- Garbage disposal should be in working order and connected properly.
- Any kitchen receptacles shall be free of all obstruction, including appliances.
- Must have permanently installed light fixtures.

### **Bathrooms**

- Doors should open, close, and latch properly.
- Floors must be maintained in a safe condition.
- Must have permanently installed light fixture.
- Requires an operable window or mechanical ventilation.
- The outlet must be GFI protected and properly working.
- Bedrooms must have a smoke detector.

## **Bedrooms**

- Doors should close and open properly.
- Windows must be in good working order.
- Bedrooms must have proper floor coverings.
- All accessories should be installed and working properly.
- Carbon Monoxide detectors are required in hallways if that unit has a fuel-burning appliance.

## **Smoke Detectors/CO Detectors**

- Rental units shall have approved and operate smoke detectors, located on each story within the dwelling, including the basement, and in each bedroom.
- Common hallways and stairways must be equipped with a smoke detector.

## **Fire Extinguishers**

- Fire extinguishers are required in each rental unit. Must be in the kitchen area and easily accessible and in working order. **Extinguishers must be labeled "A-B-C"**

## **Mechanical**

- Mechanical equipment must be in proper working condition.
- The heating unit must be operating properly, vented, and connected with all safety devices present and functioning.
- Filter(s) must be clean.
- Furnace or heating system should supply enough heat to all rooms so the dwelling unit can always be heated to a temperature of at least 68 degrees Fahrenheit.
- The water heater must be working properly, have an approved pressure temperature relief valve, and discharge tube of approved materials, extending a maximum of 6" from the floor.
- The unit must be properly vented and show no signs of leaking.
- Joints must be sealed.
- Exhaust vents must be connected using sheet metal screws, and tape rated for application.

## **Electrical**

- There must be enough electrical outlets and lights. GFI outlets in unit must operate correctly.
- Electrical switches and outlets must work properly in the way they were intended.
- Extension cords may not be used for permanent wiring.
- Outlet and switch cover plates must be in place and in good condition.
- Must not have any open wires or electrical boxes.
- Electrical panels shall be properly marked and labeled.
- Blank circuits in the panel must be covered.
- Lock device shall be installed on smoke detector for circuit breaker.

## **Washer and Dryer**

- The washer and dryer area should be clean and in good condition, with no holes in the walls.
- Washer and dryer hooks ups should be in good working order with no leaks and proper outlets supplied.
- Clothes dryer exhaust shall be properly installed and vented to exterior of the unit.
- Transition duct cannot be kinked or crushed.

## **Basement**

- Clean-out openings, sump pump, and floor drains must have proper covers.
- To be used as habitable space, it must meet the requirements for finished basements. Must be built by a builder, permitted, and documented correctly.
- Permitted and compliant with the building codes it was constructed under.
- Habitable Space- is a space in a building for living, sleeping, eating, or cooking. The bathrooms, toilet rooms, closets, halls, storage, or utility spaces, and similar areas are not considered habitable rooms.

**Last updated 3/1/24.**

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Rental units are to be empty and cleaned at the time of inspection.