

*Borough of Downingtown*

**4 West Lancaster Avenue  
Downingtown, PA 19335**

**Phone: 610-269-8755  
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**RESIDENTIAL RENTAL INSPECTION FORM**

Date: \_\_\_\_\_ Time of Inspection: \_\_\_\_\_ AM PM Housing Inspector: \_\_\_\_\_

**Property Owner's Information:**

Name: \_\_\_\_\_ Phone Number: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

**Rental Unit Information:**

Address: \_\_\_\_\_ Apt. # being inspected: \_\_\_\_\_

Approx. s.f. of Living Area: \_\_\_\_\_ Maximum Occupancy Load: \_\_\_\_\_

Dwelling Type:  1 Family  2 Family  Multi-Family Type:  Brick  Frame  Other \_\_\_\_\_

Height in Stories: \_\_\_\_\_ Fire Escape:  YES  NO Comments: \_\_\_\_\_

Code Citation	Requirement & Violation Type	App'd:		Comments:
		Y	N	
164-17A, -17E	All sinks, kitchen, lavatory, bathtub and shower are in working condition and have hot and cold water supply lines & properly connected to sewer drain.	Y	N	
164-19E	All toilet/bathroom floor surfaces must be constructed to be reasonably impervious and can be kept in a clean and sanitary condition.	Y	N	
164-18C	Each bathroom complies with light and ventilation requirements.	Y	N	
164-20C	All sleeping rooms have direct access as required by Code.	Y	N	
164-19H	Smoke detectors shall be in proper working order.	Y	N	
164-20B	Sleeping areas are a min. of 70 s.f. for one occupant and a min. of 50 s.f. additional space for each occupant for bedrooms of two or more persons.	Y	N	
164-20F	Basement area complies with Code.	Y	N	
164-20A	Dwelling has min. 150 s.f. of floor space for the first occupant and 100 s.f. for each additional person.	Y	N	
164-20D	All habitable rooms have a ceiling height of 7 foot min.	Y	N	
164-18E, 21H	All habitable rooms and bathrooms have adequately functioning heat provided by properly installed heating and conveyance system.	Y	N	
164-18D	Each habitable room has at least 2 separate floor or wall-type electrical outlets or 1 such outlet and 1 supplied ceiling-type electric light fixture.	Y	N	

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164-18A, 18B	Every habitable room has at least one (1) window or skylight facing directly to the outdoors properly sized & easily opened for ventilation.	Y	N	
164-18G	All means of ventilation, windows, doors etc. can be opened for airflow and have adequate screening for insects. All outside doors have a self-closing device.	Y	N	
164-17B&C	Private, working toilet, sink & bathtub or shower connected to sewer present.	Y	N	
164-17F&G	Adequate garbage-disposal, rubbish storage and recycling containers provided.	Y	N	
164-17H	Water heater & associated piping in safe & good working condition to permit adequate supply of 120° water accessible from all sinks, tub, shower.	Y	N	
164-19A, 21F	All foundations, floors, walls, ceilings and roofs are weather tight, watertight, rodent proof and in good condition.	Y	N	
164-19D	All plumbing fixtures, water & waste pipes are properly installed and maintained in good sanitary conditions without leaks, defects, etc.	Y	N	
164-19H, 21A & B	Interior of dwelling is well maintained, sanitary and fit for human occupancy.	Y	N	
164-18F	Public halls & stairways:			
	✓ 5+ units adequately lit at all times.	Y	N	
	✓ 4 or less units, dwellings have functioning, easily accessible switches and adequate functioning lighting.	Y	N	
164-19C	All stairs in & out, porches, decks & other useable amenities are in good condition.	Y	N	
164-17I	Safe, unobstructed exit path leading to safe & open space at ground level provided.	Y	N	
164-19B	Windows, exterior doors & basement hatchways in good condition and lockable, w/o holes, cracks, broken glass. Turn knobs/not deadbolt keys in apt complexes.	Y	N	
164-21	Exterior of dwelling is structurally sound, free of trash, pests and sanitary.	Y	N	
249-11	Sidewalks shall be in good repair.	Y	N	
247-6	House and apartment numbers must be clearly posted in 3" numbers/letters.	Y	N	
164-19H	A fire extinguisher must be provided in each kitchen.	Y	N	
164-18E	Heating boilers & water heater relief valves must be piped to within 6" of floor.	Y	N	

**ADDITIONAL ITEMS:**

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Owner/Agent

Date

Housing Inspector

Date