FORD CITY BOROUGH RENTAL OCCUPANCY INSPECTION REPORT

This inspection is conducted to determine compliance with Ford City Borough Code Chapter 113, Landlord-Tenant, the Ford City Property Maintenance Code, the Borough Code of Ordinances, and other applicable laws and regulations. Approval is limited to Borough rental occupancy licensing requirements and does not constitute a full PA Uniform Construction Code inspection or a UCC Certificate of Occupancy.

Property Address	Rental Unit No.	Inspection Date	Inspector
Owner Name	Owner Phone/Email	Owner Mailing Address	
Local Manager Name	Manager Phone/Email	Manager Address	
Inspection Type	Reinspection Required	Reinspection Date	Permit/License No.

Inspection Result

☐ Approved for Rental Occupancy	☐ Approved with Conditions	☐ Not Approved, Corrections and Reinspection Required	Conditions:

Approval does not waive the owner's continuing duty to maintain the rental unit in compliance with all applicable codes, ordinances, and laws.

Item No.	Section	Checklist Item	Standard / Required Condition	Status (P/F)	Correction Required (Y/N)	Deadline	Notes
1	Exterior	Address numbers	Street address numbers shall be plainly visible and legible from the street or public way.				
2	Exterior	Foundation, exterior walls, and structural components	Foundation walls, exterior walls, and structural components shall be maintained in sound condition. Openings that may permit entry of rodents, animals, insects, or weather shall be properly sealed.				
3	Exterior	Roofs, gutters, downspouts, and drainage	Roofs, gutters, downspouts, and drainage components shall be maintained in good repair and arranged to avoid unsafe conditions, water damage, or deterioration of the structure.				
4	Exterior	Exterior surfaces and paint	Exterior surfaces shall be maintained in good repair and protected from deterioration. Peeling, flaking, or deteriorated paint shall be repaired where it exposes the surface to decay, weather damage, lead hazard, or unsafe conditions.				
5	Exterior	Accessory structures	Garages, sheds, porches, decks, retaining walls, stairs, and similar structures shall be maintained structurally sound, in good repair, and free from unsafe conditions.				
6	Interior	Interior surfaces	Interior floors, walls, ceilings, and other surfaces shall be maintained in good repair, clean, sanitary, and free from conditions that present a hazard, allow deterioration, or make the dwelling unfit for occupancy.				
7	Interior	Windows and glazing	Windows intended to open must be able to open and be capable of remaining open without support by loose objects. Broken, cracked, or hazardous glazing shall be repaired or replaced.				
8	Interior	Doors and locks	Required doors shall be maintained in good repair, capable of proper operation, and provided with safe locking or latching hardware as applicable.				
9	Interior	Interior sanitation	Dwelling shall be maintained clean, sanitary, and free from rubbish, garbage, infestation, sewage, or other unsafe or unsanitary conditions.				
10	Life Safety	Smoke alarms	Approved smoke alarms shall be installed and maintained in operable condition in required locations, including sleeping areas, areas outside sleeping areas, and each level of the dwelling as applicable. Devices shall be tested where accessible.				
11	Life Safety	Carbon monoxide alarms	Carbon monoxide alarms shall be installed and maintained in operable condition where required, including outside sleeping areas and on levels containing sleeping areas where fuel-burning appliances, fireplaces, or attached garages are present.				
12	Life Safety	Means of egress	Required exits, exit doors, stairways, hallways, and other means of egress shall be maintained clear, safe, operable, and unobstructed.				
13	Life Safety	Stairs, handrails, guards, and landings	Stairways, steps, landings, handrails, and guards shall be maintained in safe condition. Required handrails shall be securely fastened and capable of being grasped.				
14	Life Safety	Sleeping rooms / captive rooms	A room shall not be used as a sleeping room where the only means of egress passes through another bedroom, bathroom, toilet room, or other prohibited intervening space, unless otherwise permitted by applicable code.				

15	Life Safety	Emergency escape and rescue openings	Sleeping rooms shall have required light, ventilation, and emergency escape and rescue openings where applicable.					
16	Garage / Fire Separation	Attached or integral garage separation	Attached or integral garages shall be separated from dwelling areas by approved wall and ceiling materials where required.					
17	Garage / Fire Separation	Garage-to-dwelling door	Doors between the garage and dwelling shall be maintained as approved solid wood, solid or honeycomb-core steel, or other approved fire-separation door, and shall not open directly into sleeping rooms.					
18	Garage / Fire Separation	Fire-separation penetrations	Openings, penetrations, or gaps in required fire-separation assemblies, including between an attached garage and dwelling area, shall be repaired or sealed with approved materials.					
19	Mechanical / Plumbing	Heating facilities	Required heating facilities shall be capable of maintaining required interior temperatures during the heating season of October 1 through May 1.					
20	Mechanical / Plumbing	Fuel-burning appliance venting	Fuel-burning appliance vents, flues, connectors, and chimneys shall be maintained in safe operating condition, free from holes, improper disconnections, severe corrosion, blockage, or visible deterioration.					
21	Mechanical / Plumbing	Water heater T&P relief valve	Water heater temperature and pressure relief valves shall be provided with approved discharge piping, properly installed, directed to an approved location, and maintained in safe operating condition.					
22	Mechanical / Plumbing	Plumbing fixtures	Required plumbing fixtures shall be properly connected, functional, sanitary, and free from leaks or unsafe conditions.					
23	Mechanical / Plumbing	Water, sewer, and drainage leaks	Water supply, sanitary drainage, and related fixtures shall be maintained free of active leaks, sewage discharge, unsafe cross-connections, or unsanitary conditions.					
24	Electrical	Electrical service equipment	Electrical service equipment, meter socket, service cable, and related components shall be maintained in safe condition, securely attached, protected from damage, and free from visible hazards such as exposed conductors, damaged insulation, severe corrosion, or unsafe deterioration.					
25	Electrical	Receptacles, switches, and covers	Receptacles, switches, and electrical boxes shall be maintained in safe operating condition and provided with proper covers. Three-prong receptacles shall be properly grounded or otherwise corrected as permitted by code.					
26	Electrical	GFCI protection	Ground-fault circuit-interrupter protection shall be provided and maintained in required locations, including bathrooms, kitchens, laundry areas, garages, exterior locations, and other areas required by applicable code. GFCI devices shall trip upon testing.					
27	Electrical	Wiring condition	Electrical wiring shall be safely installed and maintained. Exposed wiring subject to physical damage shall be protected. Loose, unsupported, damaged, abandoned, or improperly terminated wiring shall be corrected.					
28	Electrical	Junction boxes and splices	All splices and connections shall be contained within approved covered electrical boxes.					
29	Electrical	Electrical panel safety	Electrical panels shall be safely maintained, accessible, and provided with proper covers. Open breaker spaces, missing blanks, exposed energized parts, or other unsafe conditions shall be corrected.					
30	Insulation	Insulation condition	Insulation shall be maintained in safe condition and installed in accordance with its listing and manufacturer instructions. Exposed combustible facings, exposed foam plastic requiring protection, damaged insulation, or insulation materials required to be protected by code shall be covered, removed, repaired, or otherwise corrected as approved.					
31	Common Areas	Common areas	Common areas in multiple unit dwellings shall be considered part of the premises and shall be maintained safe, sanitary, accessible where required, and free from unsafe conditions.					
32	Corrections	Prior violations corrected	Items previously cited by the Borough have been corrected or are subject to an approved correction schedule.					
33	Final Review	No visible unsafe or unfit condition	Based on visible and accessible conditions at the time of inspection, no condition was observed that would make the rental unit unsafe, insanitary, or unfit for occupancy, except as noted in this report.					

Inspector Notes / Limitations

This inspection is based on visible and accessible conditions at the time of inspection. Concealed conditions, inaccessible areas, tenant-owned personal property, or conditions arising after inspection are not certified by this inspection. Failure to correct listed violations within the time directed may result in enforcement action, including citation, legal action, non-renewal, suspension, or revocation of the rental occupancy license, and/or an order prohibiting further occupancy where authorized by law.

Inspector Signature Owner/Agent Signature Date