

KIDDER TOWNSHIP
Code Enforcement Officer
P.O. Box 576, Lake Harmony, PA 18624
Phone: 570-722-8179 Fax: 670-722-5636
www.kiddertownship.org

RENTAL AND RESALE HOUSING INSPECTION

To assist you in maintaining your premises and to help you gain prompt compliance and issuance of a Certificate of Occupancy, the following is a list of **common code violations**. If you can check these items and correct them prior to the inspection, you can help reduce time and the inconvenience of subsequent re-inspections.

1. Operable smoke detectors must be located on each floor (including basement and garage), in each bedroom and in the proximity of bedrooms. Install to manufacturer's specifications.
2. Screens must be in good repair.
3. Windows must be working and in good repair with proper sashes and control.
4. Doors must be in good working order.
5. Combustible storage must be removed from boiler room, furnace room, basement, cellar and/or crawl space.
6. Required handrails must be securely in place on stairs and decks.
7. Bathtubs and showers must be caulked properly.
8. Junk, trash and miscellaneous debris must be removed from interior and exterior areas, including the yard.
9. All exterior walls should be painted or treated so that moisture cannot get to the wood.
10. Fireplace must be clean and in working order and chimney should be cleaned yearly.
11. Electrical service panel must be indexed.
12. House numbers must be installed and clearly visible from the road in both directions.
13. Dryer vents must be of manufacturer specified material and vented to the outside.
14. Hot water heater must have vent to code.
15. Guardrails must meet minimum code requirement.
16. Fire separation integrity must be maintained.
17. Exit doors must have thumb style lock and not a key style deadbolt.
18. Carbon monoxide detectors that comply with UL2034 are required between fireplace and sleeping quarters and on all other floors and lofts with sleeping quarters.
19. Hot tubs must have a locking device for the cover.
20. Outlets at kitchen and bathrooms sinks must be GFI and labeled "GFI Protected".

These items may be easily checked prior to the inspection and corrected. By taking steps to avoid common problems, you can assist yourself and the Township and reduce your inspection time.

Please check with the Township regarding permits and code requirements prior to repairs being made.