

Did You Know?

General Information

- Buildings with fire alarm systems require annual inspections, and removing or tampering with smoke detectors is prohibited.
- City Ordinance requires rental units to be registered and inspected in order to obtain a rental license.
- The owner or property manager must maintain and provide a current list of all occupants age 18 or older for each regulated rental unit.
- Sewer fees and taxes for each rental unit must be kept up to date and the registration fee is required on an annually bases.
- A typical inspection will take 20 to 40 minutes to complete and the inspector must have easy access to all inspection areas including smoke detectors.



The Residential Rental Housing Inspection Program benefits property owners, renters, and ALL Hermitage residents.

- Promotes safe rental housing that meets health standards.
- Maintains and increases property values.
- Preserves neighborhoods and quality of life.
- Reduces deteriorating rental housing.
- Encourages annual self-certification inspections by rental property owners.
- Fosters a partnership between property owners, tenants and the City of Hermitage.

Top 10 List

Most Common Violations

1. Smoke/carbon monoxide detectors have been removed or are not operational (i.e. missing batteries).
2. Covers are missing from light fixtures and basement bulbs.
3. Extension cords running across doorways and under carpet may not be used to power appliances.
4. Handrails are missing or loose.
5. Blocked means of egress.
6. Non-operational windows, broken window glass, and windows that do not stay open with their own hardware.
7. Interior and exterior excess trash, litter or debris.
8. Unrepaired damage to walls, ceilings and/or floors.
9. Frayed wiring and/or open electrical fuse boxes.
10. Leaking roofs causing mold on walls and ceilings.



Residential Rental Housing INSPECTION PROGRAM

Working with You to Maintain Quality Living Standards that Protect Renters and Rental Property Owners



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Rental Inspection

Preparation

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Process

- The City contacts the property owner or registered property manager and tenant to schedule an inspection appointment.
- The owner or property manager must inform tenants at least 24-hours prior to a scheduled inspection.
- The rental inspector will inspect all rooms of all rental units accompanied by the owner, property manager, and/or tenant.
- Pets must be restrained and all doors must be unlocked.
- A copy of inspection results will be provided following the inspection.
- Any violations must be corrected and a re-inspection will be required.
- Violations not corrected in the designated time frame are subject to fines and license revocation.

Interior

- TEST ALL SMOKE ALARMS...Replace batteries if necessary. There should be one in each bedroom, outside each sleeping area and one on each level (including attic and basement).
- TEST ALL CARBON MONOXIDE DETECTORS...Replace batteries if necessary. There should be one outside each sleeping area or sleeping unit.
- Common areas and countertops must be clear and free of trash, mold, insects, and rodents.
- Unit doors must be in good working condition and have properly secured doorknobs.
- All handrails must be installed and secured.
- Repair any leaking or dripping plumbing fixtures.
- Electrical fixtures must have covers. Light bulbs also must be covered and may not be exposed including basement, attic and closet bulbs.
- Receptacles must have cover plates and be securely fastened to the wall.

Exterior

- The building exterior must be structurally sound, weather tight, and free from peeling paint.
- All gutters, downspouts, and diversion elbows must be present, clean and properly secured.
- The house/unit number must be clearly visible with contrasting numbers at least 4" high.
- Check and repair broken and cracked glass, torn and missing screens and replace faulty window hardware.

The City requires each residential unit be inspected once every 5 (five) years.

Rental inspections focus primarily on fire safety and exits, structural, electrical, mechanical, plumbing, and health and sanitation issues including, insect and rodent infestation and garbage accumulation.

Disclaimer:

This pamphlet discusses common items found but does not include a complete list of all items to be evaluated during an inspection.

