

**VILLAGE OF MANORHAVEN BUILDING DEPARTMENT**  
**33 MANORHAVEN BLVD., PORT WASHINGTON, N Y 11050**  
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**RENTAL HOUSING PROPERTY INSPECTION LIST**

THE ITEMS LISTED BELOW ARE TYPICALLY REVIEWED DURING RENTAL HOUSING INSPECTIONS. ALTHOUGH THE LIST IS EXTENSIVE, THERE ARE AREAS OF INSPECTION THAT MAY HAVE BEEN OMITTED. THE LIST BELOW IS JUST A SAMPLE OF WHAT CAN BE EXPECTED DURING AN INSPECTION.

**EXTERIOR OF PROPERTY**

1. No structural damage to house or attached porches.
2. Leaders and gutters must be securely fastened.
3. Walks and stoops and stairs in good repair, with no tripping hazards.
4. Railings secured to house and properly installed.
5. Fences in good repair and correctly installed.
6. House numbers in clear view.
7. Electric service shall be secured to the house.
8. Driveway shall not have potholes.

**INTERIOR OF HOUSE**

1. The occupancy shall be as permitted by the Certificate of Occupancy.
2. The number of tenants shall not exceed the permitted amount.
3. No interior construction shall be permitted without a permit.
4. There shall be no tripping hazards on the stairs. Hand railings shall be securely fastened.
5. No structural damage on inside of house. All walls are painted and there is no peeling paint.
6. Bathroom tiles are securely fastened to wall and there is no mildew or holes in wall or ceiling.
7. Windows have no broken panes and are easily opened. Windows are not painted shut.
8. Each bedroom shall have a properly sized egress window. Prior to 2002 the window must have a clear opening of 4 sf with 18 inches the minimum width. After 2002 the window must have a clear opening of 5.7sf and a minimum dimension of 20" wide and a minimum of 24" high. The window sill height shall not be higher than 44 inches from finished floor.
9. Bedrooms shall not be locked or have padlocks on the doors.
10. The house shall be free of any rodents or vermin.
11. The house shall not have any electric violations. Extension cords are not permitted. Electric heaters shall not have wattage greater than permitted by code.
12. All lighting fixtures and duplex receptacles shall be securely fastened.
13. The panel box shall have the correct cover. All panel screws installed and the circuits labeled.
14. Each bedroom shall have battery-operated smoke detectors. In addition a smoke detector shall be placed in the adjoining hallway, and on each floor.
15. A carbon monoxide detector within 15 feet of a sleeping area, and on every floor that has a carbon monoxide source or fireplaces.
16. ALL duplex receptacles located in the kitchen and bath shall be of the GFIC type.
17. All plumbing fixtures shall be in good working order and not leaking.
18. The furnace shall be in good working order.
19. The furnace shall be provided with ventilation.
20. The hot water heater shall not be leaking and properly vented.
21. The dryer vent pipe shall be of metal flue pipe.
22. Storage next to or in the vicinity of the furnace shall not be permitted.
23. Any condition that poses a potential fire hazard shall be removed.
24. 2 receptacles per habitable space
25. Min 70 square feet per occupant
26. Garbage and recycle pail