

[] POINT OF SALE INSPECTION CC _____ - _____

[] RENTAL INSPECTION R _____ - _____

**City of Lower Burrell
HOME INSPECTION CHECKLIST**

Tax Map # 17- - - OWNER NAME _____ PHONE _____

NUMBER OF UNITS ON PROPERTY _____ ADDRESS _____ STATE _____

LOCATION OF THIS INSPECTION _____ ZIP CODE _____

TREASURER'S OFFICE CONFIRMS SMOKE/DYE TEST _____

INSPECTOR _____ DATE OF INSPECTION _____

PREMISES: 302

PASS FAIL

- EXTERIOR SANITATION
- GRADING AND DRAINAGE
- SIDEWALKS & DRIVEWAYS
- WEEDS/GRASS/VEGETATION
- RODENT HARBORAGE
- GARAGES/FENCES/WALLS
SHEDS/GATES/POOLS
- JUNK VEHICLES
- GRAFFITI

EXTERIOR STRUCTURE: 303

PASS FAIL

- IS IT BEING MAINTAINED
- EXTERIOR SURFACES
- STREET NUMBERS
- STRUCTURAL MEMBERS
- FOUNDATION WALLS
- EXTERIOR WALLS
- ROOFS & DRAINAGE
- DECORATIVE FEATURES
- OVERHANG EXTENSIONS
- STAIRWAYS/DECK/PORCHES
- CHIMNEY/TOWERS
- HANDRAILS/GUARDS
- WINDOW/DOOR FRAMES
- WINDOW GLASS
- WINDOWS OPERABLE
- WINDOW/DOOR SCREENS
- DOORS/LOCKS
- BASEMENT HATCHWAYS

INTERIOR: 304

PASS FAIL

- INTERIOR MAINTAINED
- STRUCTURAL MEMBERS
- INTERIOR SURFACES
- STAIRS/SURFACES
- HANDRAILS
- INTERIOR DOORS

RUBBISH & GARBAGE: 305

PASS FAIL

- INTERIOR/EXTERIOR &
PREMISES SANITATION
- TRASH CAN & STORAGE
AREA AVAILABLE
- RODENT HARBORAGE

EXTERMINATION: 306

PASS FAIL

- INFESTATION

**LIGHT, VENTILATION & OCCUPANCY
LIMITATIONS: 402**

PASS FAIL

- WINDOW IN ALL HABITABLE
ROOMS, 8% FLOOR AREA
- COMMON HALLS & STAIRS
LIGHTED 60 WATTS
200 SQ. FT.
- ADEQUATE LIGHT IN ALL
SPACES

VENTILATION: 403

PASS FAIL

- WINDOW OPERABLE TO
45% OF OPENING
- BATHROOM & TOILET
VENTILATION
- APPROVED KITCHEN
- PROCESS VENTILATION
EXHAUSTED OUTSIDE
INDEPENDENTLY

OCCUPANCY LIMITATIONS: 404

PASS FAIL

- PRIVACY
- ACCESS TO TOILET AND
SINK FROM SLEEPING
ROOMS

**PLUMBING FACILITIES & FIXTURE
REQUIREMENTS: 504**

PASS FAIL

- TUB OR SHOWER, TOILET,
LAVATORY & KITCHEN SINK
- BATHROOM SHALL PROVIDE
PRIVACY & NOT BE A
PASSAGEWAY TO OTHER
- ALL FIXTURES IN WORKING
ORDER

WATER SYSTEM: 505

PASS FAIL

- PROPER WATERLINE
CONNECTIONS FOR HOT &
COLD WATER
- SUFFICIENT PRESSURE

SEWER: 506

PASS FAIL

- ALL CONNECTED TO
SANITARY SEWER
- PLUMBING FREE OF
OBSTRUCTIONS

STORM DRAINAGE: 507

PASS FAIL

- DISCHARGE ACCEPTABLE?
(NOT RUNNING INTO CELLAR
OR SANITARY SEWER)

**MECHANICAL & ELECTRICAL
REQUIREMENTS: 602**

PASS FAIL

- HEATING FACILITIES
CAPABLE OF HEATING
DWELLING
- HEAT AT LEAST 60 DEGREES
3 FEET FROM FLOOR &
WINDOW

MECHANICAL EQUIPMENT: 603

PASS FAIL

- APPLIANCE PROPERLY
VENTED AND WORKING

ELECTRICAL FACILITIES: 604

PASS FAIL

- PROPER SIZE PANEL BOX
- ELECTRIC PANEL INSPECTED
- GFI RECEPTACLES
IN WET AREAS
- PROPER LIGHTING IN
HALLWAYS & STAIRS

**FIRE & SAFETY REQUIREMENTS &
MEANS OF EGRESS: 702**

PASS FAIL

- SAFE CONTINUOUS MEANS
OF EGRESS
- EGRESS NOT KEY LOCKABLE
FROM INSIDE
- SMOKE DETECTORS
WORKING
- FIRE RELATED CEILING /
DOOR IN GARAGE AREA

APPROVED FOR OCCUPANCY: YES NO REINSPECTION REQUIRED BEFORE PROCEEDING?: YES NO

INSPECTOR'S COMMENTS: _____

CITY OF LOWER BURRELL GENERAL INSPECTION INFORMATION

*Check the city's website at www.cityoflowerburrell.com for the inspection check list used by our inspector Joe Boehm.

Click on forms online then ordinance forms for anything you may need.

MOST COMMON REASONS WHY A PROPERTY FAILS ON THE FIRST INSPECTION:

1. Smoke detectors must be on every level AND in every bedroom with installation as per mfg. instructions.
2. GFCI's must be within 32" of all water sources (within 6 ft. of laundry tub).
3. Electrical panel inspected by a certified inspector with approval displayed.
4. The hot water tank must have a pressure relief valve and drip tube 6" or less from floor level.
5. The garage must have a minimum 20 minute fire rated man door or "solid 1 3/8" wooden or steel door and finished ceiling (solid wood no less than 1 3/8" or steel door, drywall on ceiling min. of 5/8" thick board). The garage ceiling must be completely covered and taped and sealed. Also must be fire caulked or sealed to house. If garage door is automatic, it must have a safety stop and safety cables through springs.
6. The garage must NOT have any open ductwork/vents or open spaces including windows into habitual areas.
7. Heat, Electric, Water, and Gas must be turned on for our inspectors to do a proper inspection.
8. If property has a porch that is at least 30" high, it must have a guardrail around it (32" high). Baluster spacing cannot be more than 3 5/8" apart.
9. A screen in at least one window in each room is required if central air conditioning is not provided.
10. House ID numbers must be a minimum of 4" high and visible from the street.
11. The smoke or dye test is for sales of property only & must pass with paperwork turned into the Treasurer's office for the inspection to pass. Rentals do not need a smoke or dye test.
12. House must have gutters and downspouts not draining into ground and draining away from the structure. It cannot drain onto a sidewalk or driveway or public street.
13. Newly installed handrails to be CONTINUOUS on flights of stairs.
14. Exterior door locks to be thumb locked (no key egress from inside).
15. All bathrooms with shower or tub shall have mechanical devise (fan) or operable window (for moisture).
16. All bathrooms shall provide at least 1 GFCI outlet.
17. All homes must now have carbon monoxide detectors on each floor of fossil fuel (gas ignitors and fireplaces).

FOR QUESTIONS OR PROBLEMS PLEASE CALL MICHELLE (INSPECTION COORDINATOR) AT 724-337-4381 or EMAIL MICHELLES@CITYOFFLOWERBURRELL.COM

Messages will also be passed on to our inspector Joe Boehm.