

# City of Lower Burrell

115 Schreiber Street

Lower Burrell, PA 15068

phone 724-337-4381

fax 724-334-1261

Property owners name \_\_\_\_\_

property location \_\_\_\_\_

tax map number 17- \_\_\_\_\_

contact person/ number \_\_\_\_\_ / \_\_\_\_\_

SALE ID#: \_\_\_\_\_

RENTAL ID #: \_\_\_\_\_

- #302 Exterior Premises: sanitation, drainage, driveway, sidewalk, vegetation, garage, fence, shed, pool, gates
- #303 Exterior Structure: identification, surfaces, foundations, roofs, drainage, overhangs, stairs, decks, porches, handrails and guards, chimney, doors, windows, locks, hatchways, structural members
- #304 Interior Structure: surfaces, stairs handrails and guards, locks
- #305-306 Sanitation: general sanitation, rodents
- #402 Light Ventilation: windows (8% habitable rooms), halls/stairs lighted, general lighting in other spaces
- #403 Ventilation: Windows (operable 45%), bathroom/kitchen ventilation
- #404 Occupancy Limits: Privacy, non-thruway to water closet.
- #504 Plumbing: Water closet privacy, operable: shower, tub, faucets, toilet, sinks, drainage connected
- #507 Storm Drainage: discharge acceptable-- non discharge on floor
- #602 Mechanical/Electrical: functional heat source (60\* min), functional windows, dishwasher, disposal, exhaust fans, stoves, refrigerators, microwaves
- #604 Electrical: certified electrical panel, GFCI installed within 32 inches of water source, 6 feet from laundry tub(s), proper lighting, minimal 1 (one) GFCI in each water closet
- #702 Fire Safety/Egress: safe egress pathways, entry door keyless interior lock, smoke detectors-- 1 per bedroom and 1 per floor, Carbon monoxide detectors required per ignition/fire source, fire rated garage ceilings/walls, fire rated garage entry man door ( 20 min. rated steel or 1 3/8" solid wooden door, garage springs safety cable, vents-- none in garage, sealed hot water tank vent and furnace, hot water relief discharge tube (maintain size, and within 6 inches from finish floor surface

Areas of Violation: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Failed Date \_\_\_\_\_

Re-inspection required: \_\_\_\_\_

Added fee \$ \_\_\_\_\_

Contact number: **Joe Boehm: (724) 591-0454**

Paid prior to re-inspection

Approved Date: \_\_\_\_\_

1st inspection: \_\_\_\_\_

Signature of Inspector

Waiver applied

\_\_\_\_\_ days

2nd inspection: \_\_\_\_\_

\_\_\_\_\_ expires

Signature of Inspector

## CITY OF LOWER BURRELL GENERAL INSPECTION INFORMATION

\*Check the city's website at [www.cityoflowerburrell.com](http://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 habitable 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.
18. Steps shall have guards on both sides.

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

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