

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 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, carbon monoxide detectors on every level of flammable resources.
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, drywall on ceiling min. of 5/8" thick board. The garage ceiling must be completely covered, taped and sealed. Must be fire caulked to the 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. 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.
10. 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.
11. Exterior door locks to be thumb locked (no key egress from inside).
12. All bathrooms with shower or tub shall have mechanical devise (fan) or operable window (for moisture).
13. All bathrooms shall provide at least 1 GFCI outlet.
14. Steps shall have guards on both sides.

FOR QUESTIONS OR PROBLEMS PLEASE CALL MICHELLE (INSPECTION COORDINATOR) AT 724-337-4381 or EMAIL msell@cityoflowerburrell.com.

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