



## Building Exterior

1. Roof, fascia, and foundation walls all structurally sound and weather tight.
2. Walls are free of defects and wood surfaces must have protective covering.
3. Windows work properly, are weather tight and lockable.
4. All units must have screens and the landlord is to maintain those screens. Free of holes and defects.
5. Stairs with four or more steps have handrails in accordance with building codes. Stairs and landings 30" or higher must have guards to meet IRC/IBC.
6. Exterior doors shall be designed for exterior use and of sufficient quality to support the weight of the door.
7. Building gutters are clear of debris.
8. Curbside lawn and storage areas are free of garbage and debris.
9. Lawn and shrubs are properly edged and trimmed on a regular basis.
10. Limited soil erosion.
11. Fencing, if any, is in good repair.

## Systems

1. All utilities are active and operating safely.
2. Water heater is properly installed and operating. Water heater must be equipped with a correct temperature-pressure relief valve according to the manufacturer's specifications, and those specifications are posted near the heater so the inspector can verify them. A discharge pipe is installed on the valve with (6) inches of the ground. Water temp must be 120 degrees maximum.

3. Plumbing is properly installed, leak-free and vented in accordance with building codes.
4. Heating system is properly installed and operational.
5. Apartment buildings shall have properly marked fire exits that meet building codes.
6. No exposed wires or open electrical panels.
7. There must be an electrical outlet every twelve (12) feet throughout the dwelling (new construction) or two electrical outlets on opposite walls (existing).
8. Pilot lights on gas stoves are in proper working order.

## Dwelling Unit

1. Walls are clean, painted and free from holes, peeling, chipping or loose paint.
2. Unit is free of any trash or debris.
3. All appliances (e.g., stove) are clean, operable and in place at the time of inspection.
4. Each bedroom must have an area of at least seven (7) feet x ten (10) feet.
5. Each bedroom has at least one window that is designed to open far enough to allow a person to exit.
6. Stairs with four or more steps shall have handrails in accordance with building codes. Stairs and landings 30" or higher must have guards to meet IRC/IBC.
7. If the unit has two (2) or more bedrooms, the floor plan permits access to the bathrooms and commonly used rooms without passage through a bedroom or bathroom.

8. Electrical outlets, switches, and light fixtures must meet building codes.
9. Bathroom doors must have functioning locks.
10. Interior bedroom and bathroom doors are installed throughout the unit.
11. Smoke alarms are installed in every living room, bedroom, hall, common area, & attic.
12. A 2.5 lb. fire extinguisher rated "ABC" mounted in kitchen 42" from floor. Extinguisher age must be less than 12 years.
13. Carpet and rugs are clean and free of tears/trip hazards.
14. Ceilings are free cracks or holes, severe bulging, and loose or falling surface material.
15. Security bars, if provided, are a properly installed breakaway type.
16. All exterior and access doors into dwelling unit shall be equipped with single cylinder thumb locks.
17. Window and doors are operable and are not blocked, nailed shut or in any other condition that would prevent exit.
18. Unit is free of mold and mildew.
19. No propane, natural or methane gas odor or kerosene is detectable.
20. No sewer odor is detectable.
21. No Evidence of insect or vermin presence.
22. Abandoned oil tanks must be removed.

**Rental / Resale Inspection Report**  
**South Coatesville**

**Name:** \_\_\_\_\_ **Location:** \_\_\_\_\_  
**Date:** \_\_\_\_\_ **Inspector:** \_\_\_\_\_

**Pass / Fail**

**Property Maintenance:**

- P / F Gutters and downspouts in good condition
- P / F Sidewalk in good condition
- P / F No broken windows
- P / F Screens in all windows
- P / F Interior and exterior guardrails for stairs & porches over 30 inches above ground  
- 4 inches maximum spacing.
- P / F No exposed or dangerous electrical wiring
- P / F No tall grass and weeds
- P / F No accumulation of rubbish or garbage
- P / F Garbage Cans
- P / F No mold interior or exterior

**Electrical:**

Ground fault circuit interrupter (GFCI) required in:

- P / F Bathroom
- P / F Kitchen (along any countertop)
- P / F Unfinished basement
- P / F Garage
- P / F Outside receptacles
- P / F Swimming pool receptacle
- P / F No exposed or dangerous electrical wiring
- P / F No missing covers on receptacles, switches and junction boxes
- P / F Labeling of all breakers or fuses at panel
- P / F No open slots at panel box (sealed or capped)

**Fire Protection and Safety:**

- P / F Smoke detectors
  - P / F Battery type OK in existing structures
  - P / F Needed in basement
  - P / F One needed on every level
  - P / F Needed in every bedroom
- P / F CO2 Detector for fuel fired heating source (gas/oil) outside bedrooms
- P / F Egress from all bedrooms (windows must be operational and maintain an "open" position)
- P / F Thumb latch deadbolts at doors (double keyed type not permitted)
- P / F Continuous railing at all stair wells
- P / F Fire Extinguisher (ABC)

**Plumbing and Heating:**

- P / F Sump pump not connected to septic/sewer line
- P / F Drip let on water heater relief valve
  - (maximum 6" from floor with minimum 1" air gap from floor, rigid pipe only).
- P / F No leaks in plumbing (pipes, joints and fixtures)
- P / F Properly functioning toilets, tub/shower units and lavatories
- P / F Hot water properly functioning to all fixtures
- P / F Proper ventilation for dryers (must vent directly outside)

**COMMENTS/NOTES:**