



## Community Development Department

100 Parklane Drive • Eagleville, PA 19403

Phone: (610) 539-8020 • Fax: (610) 539-6347

www.lowerprovidence.org

### **CHECKLIST FOR RESIDENTIAL RESALE CERTIFICATE OF COMPLIANCE**

*Though this list is not exhaustive, it does reflect the majority of typical items inspected.*

#### **Exterior Conditions:**

1. Address shall be visible from the street; numbers should be at least 4" tall and of contrasting color
2. Exterior components of the structure shall be maintained in good repair and weather tight.
3. Steps or stairways with four or more risers require guards (36" in height) with less than 4" openings on both sides and a handrail on at least one side, for the entire length of the stairway. Any porch, deck, balcony or raised surface more than thirty (30) inches above grade shall have guards. All barriers shall be secure.
4. Electrical service cables shall be maintained in good order. Deteriorated or frayed service conductors shall be replaced.
5. Air conditioning condensers shall have a disconnect switch located in the proximity of the unit.
6. Outside receptacles shall be GFCI protected.
7. Exterior electrical devices shall be maintained in good order. Boxes covered, wiring and fixtures securely mounted, and no open splices.
8. Sidewalks shall be free of hazards. Any sections that are raised ½" or more in relation to adjacent sections, or blocks shall be replaced. Curbs shall not be missing pieces or crumbling.
9. The recycle bin is a part of the property and MUST be left behind. J. P. Mascaro provides bins. They can be reached at 1-800-432-1616.

#### **Interior Conditions:**

1. Double cylinder locks (uses a key on the outside and inside) are prohibited on doors
2. Smoke Detectors shall be required in each bedroom and on each floor level, including basements.
3. Carbon Monoxide Detectors shall be installed outside of each sleeping area and in the immediate vicinity of the bedrooms.
4. Receptacles at the following locations require GFCI Protection:
  - Kitchen Countertops
  - Bathrooms
  - Garage
  - Un-Finished Basement
  - Crawl Space
  - Outside Receptacles
  - Any receptacle within six feet of a laundry, utility or wet bar sink
5. Lights, switches and receptacles shall be operating. All electrical switches, outlets and junction boxes shall have covers. All wiring and fixtures shall be securely mounted. All spliced wires shall be in junction boxes.

6. Kitchen ranges shall have an anti-tilt device in place.
7. Kitchens shall have a mounted fire extinguisher.
8. Bathrooms shall have an operable window or an exhaust fan vented directly to the outside.
9. Clothes dryer exhaust shall be metal duct and shall be vented directly to the outside. Plastic or flexible dryer exhaust vent is prohibited.
10. Floors, walls, ceilings, and doors shall be maintained in good repair and be free of any holes or damage.
11. Windows shall be operable, glass intact, no breaks or cracks.
12. Steps or stairways with four or more risers require guards (36" in height) with less than 4" openings on both sides and a handrail on at least one side, for the entire length of the stairway. Any balcony or raised surface more than thirty (30) inches above finish floor shall have guards. All barriers shall be secure.
13. Plumbing shall be maintained in good condition and shall be free of breaks or leaks.
14. Electric, gas, or oil fired water heaters and boilers require a blow off tube connected to the relief valve. The tube shall extend to within 6" of the floor and shall not diminish in size.
15. Electrical service panel shall have a cover. All circuit breaker slots shall be covered and knock outs filled.
16. Sump pump connection to a sanitary sewer is prohibited.

**Additional items may be noted at the time of inspection, as required by The PA Uniform Construction Code and the Lower Providence Township Property Maintenance Code. These items will be listed below in writing by the inspector.**

Other: \_\_\_\_\_  
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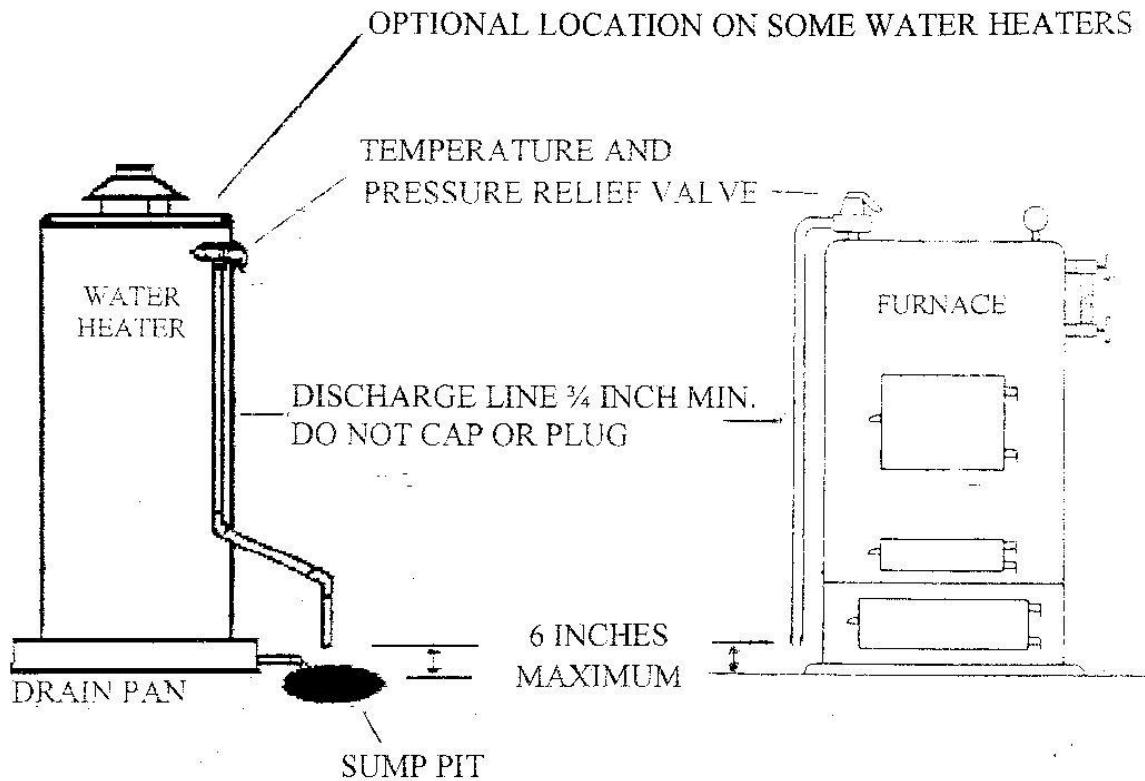
**Notice of Required Responsibility for Property Maintenance**

The person or body responsible for the sale property (homeowner, agent, financial institution, property Management Company, etc.) must maintain the dwelling and its grounds according to the township Property Maintenance Code, including regular grass cutting and garden maintenance.

Failure to do so will result in Lower Providence Township arranging maintenance and placing a lien against the property for all expenses accrued, and/or taking legal action against the responsible parties.

# RELIEF VALVE DISCHARGE

OPEN RELIEF VALVE PROHIBITED. IT PRESENTS THE DANGER OF SPRAYED HOT WATER TO PEOPLE IN THE IMMEDIATE AREA.



RELIEF VALVE MUST BE PIPED TO WITHIN SIX INCHES OF THE FLOOR, FRENCH DRAIN OR SUMP PIT.