



## Community Development Department

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

Including Code Section references

*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. If the house is more than 50 feet from the right-of-way, address shall be on both sides of mailbox or on a post at the edge of driveway. *(IPMC 304.3 with Township Ordinance Chap 114)*
2. Exterior components of the structure shall be maintained in good repair and weather tight. *(IPMC 304.6)*
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. *(IPMC 304.10 & 304.12)*
4. Electrical service cables shall be maintained in good order. Deteriorated or frayed service conductors shall be replaced. *(IPMC 604.3)*
5. Air conditioning condensers shall have a disconnect switch located in the proximity of the unit. *(IRC Table E4101.5)*
6. Outside receptacles shall be GFCI protected. *(NEC 210.8)*
7. Exterior electrical devices shall be maintained in good order. Boxes covered, wiring and fixtures securely mounted, and no open splices. *(IPMC 604.3)*
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. *(IPMC 302.3)*

## **INTERIOR CONDITIONS:**

1. Double cylinder locks (uses a key on the outside and inside) are prohibited on doors. *(IPMC 304.18.1)*
2. Smoke Detectors shall be required in each bedroom and on each floor level, including basements. *(IPMC 704.2)*
3. Carbon Monoxide Detectors shall be installed outside of each sleeping area and in the immediate vicinity of the bedrooms. *(IPMC R315.2)*
4. Receptacles at the following locations require GFCI Protection: *(NEC 210.8)*
  - Kitchen Countertops
  - Bathrooms
  - Garage
  - Un-Finished Basement
  - Crawl Space
  - Outside Receptacles
  - Any receptacle within six feet of a laundry, utility or wet bar sink

## **INTERIOR CONDITIONS, cont'd:**

5. Lights, switches, & receptacles shall be operating. All electrical switches, outlets and junction boxes shall have covers. All wiring & fixtures shall be securely mounted. All spliced wires shall be in junction boxes. *(IPMC 604.3)*
6. Kitchen ranges shall have an anti-tilt device in place. *(IRC 102.4 & ANSI Z223.1; NFPA 54)*
7. Kitchens shall have a mounted fire extinguisher (1a10bc). *(IFC 906.1)*
8. Bathrooms shall have an operable window or an exhaust fan vented directly to the outside. *(IPMC 403.5)*
9. Clothes dryer exhaust shall be metal duct and shall be vented directly to the outside. Plastic or flexible dryer exhaust vent is prohibited. *(IPMC 403.5)*
10. Floors, walls, ceilings, and doors shall be maintained in good repair and be free of any holes or damage. *(IPMC 305.1, 305.3, 304.15, & 305.6)*
11. Windows shall be operable, glass intact, no breaks or cracks. *(IPMC 304.13)*
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 inches (30") above finish floor shall have guards. All barriers shall be secure. *(IPMC 305.4 & 307)*
13. Plumbing shall be maintained in good condition and shall be free of breaks or leaks. *(IPMC 504.1)*
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. *(IPMC 505.4 & 603.1)*
15. Electrical service panel shall have a cover. All circuit breaker slots shall be covered & knock outs filled. *(IFC 605.3)*
16. Sump pump connection to a sanitary sewer is prohibited. *(IPMC 507.1)*

*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.*

### **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.