

Rental / Resale Inspection Report
City of 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: