

**CITY OF  
COATESVILLE**



**RENTAL/RESALE  
INSPECTION CHECKLIST**

**Property Maintenance:**

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

**Electrical:**

- Ground fault circuit interrupter (GFCI) required in:
  - Pass/Fail Bathroom
  - Pass/Fail Kitchen (along any countertop)
  - Pass/Fail Unfinished basement
  - Pass/Fail Garage
  - Pass/Fail Outside receptacles
  - Pass/Fail Swimming pool receptacle
- Pass/Fail No exposed or dangerous electrical wiring
- Pass/Fail No missing covers on receptacles, switches and junction boxes
- Pass/Fail Labeling of all breakers or fuses at panel
- Pass/Fail No open slots at panel box (sealed or capped)

**Fire Protection and Safety:**

- Pass/Fail Smoke detectors
- Pass/Fail Battery type OK in existing structures
- Pass/Fail Needed in basement
- Pass/Fail One needed on every level
- Pass/Fail Needed in every bedroom
- Pass/Fail Carbon monoxide detector for fuel fired heating source (gas/oil) outside bedrooms
- Pass/Fail Thumb latch deadbolts at doors (double keyed type not permitted)
- Pass/Fail Fire extinguisher (ABC)

**Plumbing and Heating:**

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