



BROOKHAVEN Pennsylvania

Delaware County **BOROUGH**

2 Cambridge Road, Brookhaven, PA 19015
610-874-2557

Address

Date

Arrival time

Inspection type

Residential Property Inspection Checklist

This checklist was developed to outline items inspected during a property inspection and is not all inclusive
This check-list is to be considered a guideline and is available only to assist in preparation of scheduled inspections.

Inspection Item	Pass/Fail	Correction
ACCESSORY STRUCTURES: Shall be maintained, structurally sound, and in good repair.		
DEBRIS/SANITATION: All exterior property and premises shall be maintained in a clean, safe, sanitary condition and free from any accumulation of debris.		
GARBAGE: Property is clear of garbage and garbage is maintained in sanitary containers WITH LIDS.		
GRADING & DRAINAGE: Prevent erosion of soil and the accumulation of stagnant water.		
GRASS, WEEDS & OTHER SUCH GROWTH: Must be LESS THAN 8 inches.		
MOTOR VEHICLES: Operative and registered, ON PRIVATE PROPERTY.		
OFF STREET PARKING: All parking areas, driveways, and loading areas are surfaced with asphalt or other suitable material; RVs, boats, and trailers must be parked in standard parking spot behind the front line of the building.		
PLUMBING SYSTEM: All plumbing is in working order, free from obstructions, leaks, defects, cross contamination, & back siphonage. Water heater blowoff must be 3/4" and must terminate between 1-1/2" and 6" above floor.		
RODENTS, INSECTS, OTHER BUGS: Free from harborage and infestation of rodents and insects and other bugs.		
SANITARY (SEWER) SYSTEM: Properly functioning and connected to either a public sewer system or to an approved private sewage disposal system. Sump pump must NOT discharge into sanitary sewer		
SIDEWALKS, DRIVEWAYS, PARKING, and similar areas: Kept in a proper state of repair and maintained free from hazardous conditions including snow or ice, or tripping hazards.		
SWIMMING POOLS, SPAS, HOT TUBS: clean, good repair, gate or cover with lock, and fence if there is more than 24 inches of water.		
DOORS (EXTERIOR): Door assemblies and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door.		
DOOR LOCKS: All locks must be operable from the side of egress without the need for keys, special knowledge, or effort.		
ELECTRICAL EQUIPMENT & SYSTEM: ALL electrical components are in good repair, working and operable order. Electric panel must be properly labeled		
GFCI PROTECTION: Outlets installed at all kitchen countertop surfaces, under sinks, in bathrooms, in laundry areas, in garages, unfinished basements, and exterior/ wet locations must be GFCI protected.		

EXTERIOR WALLS: Shall be free from holes, breaks, and rotting materials; maintained weatherproof and properly surface coated to prevent deterioration.		
FOUNDATION WALLS: Maintained plumb and free from cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests.		
HANDRAILS & GUARD: Shall be firmly attached and capable of supporting normally imposed loads. Handrails required on stairs with 4 risers or more		
INSECT SCREENS: At all times, every door, window and other outside opening for ventilation shall be supplied with tightly fitted screens in between.		
MECHANICAL EQUIPMENT: All HVAC and other mechanical components are in working and operable order. Shutoffs must be installed and operable at each gas appliance. Bathrooms without an operable window must have an exhaust fan. Dryer vent must be rigid metal or metal flex (no foil).		
PREMISES IDENTIFICATION: Dwellings shall have address numbers that are plainly legible and visible from the street and contrast with their background. Numbers shall be minimum size of 4 inches tall & 1/2 inch wide.		
PROTECTIVE TREATMENT: All exterior surfaces shall be maintained in good condition for things such as paint chipping, mold, decaying, rust & corrosion.		
ROOFS, DRAINAGE & FLASHING: Shall be sound, tight, and not have defects that admit rain. Gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.		
STAIRWAYS, DECKS, PORCHES & BALCONIES: Structurally sound, anchored, and capable of supporting the imposed loads.		
WINDOWS, SKYLIGHTS, & DOOR FRAMES: Sound condition, good repair and weather tight; operable windows must be able to open and remain open without support.		
FIRE SAFETY: Smoke detectors must be installed and operable on each floor in common area and in each sleeping space. CO detectors must be installed and operable on each floor with a fuel burning appliance and directly outside sleeping spaces. A charged fire extinguisher must be located in the kitchen		
Additional comments and observations		

Inspector		0	Items to correct by:
Signature			

When the Code Official finds a structure or equipment to be unsafe, unfit for human occupancy, or is found unlawful, such structure shall be condemned pursuant to the provisions of this code and other Borough Code of Ordinances. When it is found that there constitutes a hazard to the occupants or the structure, the code official shall require the defects to be corrected to eliminate the hazard. The Code Official also has the authority to remove occupants from an unsafe structure until the defects have been corrected.