

Residential and Commercial Resale Inspection Criteria

Exterior:

- *Concrete sidewalks and concrete curbs:*

The seller of real property shall replace any and all concrete sidewalk and concrete walkway segment or sections which contain structural cracks (a crack that is entirely through the concrete) or have a deviation in elevation between blocks in excess of one half inch (1/2") as well as curbs which contain a structural defect.

Sidewalks, driveway aprons and curbs must be level and in good condition. Out of level, fragmented or otherwise deteriorated sidewalks, driveway aprons and curbs must be removed and replaced. Patching shall not be permitted.

All concrete sidewalk and curbs shall be constructed in accordance with Borough of Parkesburg Subdivision and Land Development Ordinance, 2014.

- *House numbers:*

House numbers must be at least four inches (4") high, affixed on the outside of the dwelling, clearly visible from the street with sufficient contrast so as to be easily read in inclement weather and at night.

House numbers are required if property abuts a rear alley, street or other right of way.

If a property is accessible from the rear by a street or an alley, the house numbers must be posted on the rear of the building

- Gutters and down spouts shall be in places and free of debris.
- Roof drains and yard drains shall not be connected to the sanitary sewer. (Sanitary Sewer Infiltration Prevention)
- Down spouts shall be sufficient in length at base of structure to carry water away from house.

Interior:

- Smoke alarm - Smoke detectors are to be installed, in working order, in each bedroom, in the vicinity of the bedrooms, in each floor of the dwelling, basements and attic if stair access present In a split-level dwelling without an intervening door between adjacent levels, smoke detectors are required in the vicinity of the bedrooms and the lower level that is one story below the upper level. If an intervening door exists between adjacent levels, a smoke detector shall be installed on each level. Detectors must be mounted on or within six inches (6") of ceiling. Battery powered units allowed in existing homes

- Sump pump and floor drains - Must be discharged to the exterior of the dwelling without causing an icing condition on a public right of way. Sump pumps and floor drains connected to the sanitary sewer are illegal and must be corrected. (Sanitary Sewer Infiltration Prevention)
- Sprinkler system For dwellings equipped with a fire suppression or sprinkler system, the applicant shall provide documentation that the system has been inspected and certified within the past 12 months by a certified inspection agency.
- Carbon monoxide detector must be present and operable in structures with fossil fuel burning system including gas water heaters
- GFCIs – Are required for receptacles located in bathrooms, powder rooms, garages outside receptacles, vicinity of pools, saunas etc. and in kitchens where the receptacles are within 6' of waters edge of the sink. A receptacle with a single yolk that is dedicated for an appliance need not have a GFCI installed.
- Sewer – The sewer lateral curb vent pipe must be six (6) inches above grade and have a secure vent cap or box. If the curb trap vent pipe is not exposed, the vent pipe must be located, raised and Installed with a Philadelphia Regulation vent box. In the event that the curb trap cannot be located, the applicant shall obtain a registered plumber to provide documentation that the curb vent trap could not be located. (Sanitary Sewer Infiltration Prevention)
- Backwater Valve - Any plumbing fixture located below street level and connected to the public sanitary sewer system must have a backwater valve installed.
- The listed items are provided by Parkesburg Borough to assist property owners, realtors and agents in anticipating the items which must be brought into compliance with the requirements of the Borough Ordinance Requiring Use and Occupancy Permit at the Time of Sale and the International Property Maintenance Code 2009, referenced therein, prior to the issuance of a Certificate of Use and Occupancy.