



THE BOROUGH OF BRENTWOOD

MUNICIPAL BUILDING – 3735 Brownsville Road
PITTSBURGH, PA 15227-3199

Office 412-884-1500 FAX 412-884-1911

www.brentwoodpa.gov

PROPERTY INSPECTION REPORT

Date: _____

Property Owner: _____

Address of Property: _____

***PLEASE NOTE:** If the noted defects will be corrected before closing, the seller or another designated party must make appropriate repairs or remediations and submit photographic evidence to rcosta@brentwoodpa.gov for review and approval. Under certain circumstances at the Borough's discretion to be approved or denied according to conditions of the property, see the last page of this report for a sign-off page to request deferment of corrections.

UNSAFE STRUCTURES

IPMC 108.1.1

An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible. (Door between basement and garage is required to be steel or solid wood per building code and is NOT REQUIRED to be a specific fire-rated door.)

☐ Pass ☐ Fail

Reason: _____

EXTERIOR PROPERTY AREA

IPMC 302.1

All exterior property and premises shall be maintained in a clean, safe and sanitary condition. (Grass, weeds, and trees must be trimmed and well-kept throughout the property. Debris and garbage must be cleared away and cleaned up.)

☐ Pass ☐ Fail

Reason: _____

IPMC 302.7

All accessory structures, including detached garages, fences, and walls, shall be maintained structurally sound and in good repair.

☐ **Pass** ☐ **Fail**

Reason: _____

EXTERIOR STRUCTURE

IPMC 304.10

Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.

☐ **Pass** ☐ **Fail**

Reason: _____

INTERIOR STRUCTURE

IPMC 307.1

Every exterior and interior flight of stairs having more than four risers shall have a handrail on one side of the stair and every open portion of a stair, landing, balcony, porch, deck, ramp or other walking surface which is more than 30 inches above the floor or grade below shall have guards. Handrails shall not be less than 30 inches high or more than 42 inches high measured vertically above the nosing of the tread or above the finished floor of the landing or walking surfaces. Guards shall not be less than 30 inches high above the floor of the landing, balcony, porch, deck, or ramp or other walking surface.

☐ **Pass** ☐ **Fail**

Reason: _____

REQUIRED PLUMBING FACILITIES

IPMC 504.3

Where it is found that a plumbing system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, inadequate venting, cross connection, back siphonage, improper installation, deterioration, or damage or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.

☐ **Pass** ☐ **Fail**

Reason: _____

IPMC 507.1

Drainage of roofs and paved areas, yards and courts, and other open areas on the premises shall not be discharged in a manner that creates a public nuisance (This pertains, but is not necessarily limited, to gutters and downspouts.)

☐ **Pass** ☐ **Fail**

Reason: _____

MECHANICAL EQUIPMENT

IPMC 603.1

All mechanical appliances, solid fuel-burning appliances, cooking appliances, and water heating appliances shall be properly installed and maintained in a safe working condition and shall be capable of performing the intended function. (Verification of the furnace heat exchanger with a mandatory carbon monoxide test and any reverse-drafting of the hot water heater.)

☐ **Pass** ☐ **Fail**

Reason: _____

ELECTRICAL FACILITIES

IPMC 604.3

Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration, or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard. (This includes GFCI outlets installed in all kitchens, bathrooms, and laundry areas, and the code official may require an electrical inspection of the property's panel box or other electrical facilities by a third-party electrical inspector.)

☐ **Pass** ☐ **Fail**

Reason: _____

FIRE SAFETY

IPMC 704.2

Single or multiple-station smoke alarms shall be installed and maintained in Groups R-2, R-3, R-4 and in dwellings not regulated in Group R occupancies, regardless of occupant load at all the following locations: 1. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms. 2. In each room used for sleeping purposes. 3. In each story within a dwelling unit, including basements and cellars but not including crawl spaces and uninhabitable attics. (One smoke alarm on each level, including the basement, and one in each bedroom.)

☐ **Pass** ☐ **Fail**

Reason: _____

OTHER VIOLATIONS AT THE PROPERTY:

- _____
- _____
- _____

AGREEMENT TO RECTIFY VIOLATIONS

For an as-is sale or with agreement from the Buyer, the above-noted corrections can be made after the transfer of the property. By signing below, Buyer agrees to rectify all noted violations within thirty (30) days of the transfer of the property. Extensions to this time will be provided on a case-by-case basis. Buyer shall contact the Borough to request an extension of time for corrections and shall provide a finite date and/or timeframe of completion. Upon the completion of the necessary repairs, Buyer shall contact the Borough to schedule a re-inspection.

Buyer's signature _____ **Date** _____

Buyer's name (printed) _____

Address _____

City, State, Zip _____

Phone Number _____

ATTEST: Ralph Costa
Building Code Official