

MALVERN

Borough

Request for Building Inspection-2006 International Property Maintenance Code

Location: _____ Zone: _____ #

Owner: _____ Phone: _____

Address: _____

Buyer OR Renter: _____ Phone: _____

Address: _____

Seller/Agent: _____ Phone: _____

Previous Occupant: _____ Move-out Date: _____

Single Family Dwelling Apartment Condominium/Co-op Commercial

Fee Schedule: \$50.00 existing residential, \$100.00 Existing commercial, \$75.00 New Residential, \$200.00 New Commercial

Note: The owner/agent is responsible to schedule the arrangements for the inspection.

The amount due is for the successful pass of the inspection; each subsequent inspection requires an additional fee, as original.

The Certificate of Occupancy will only be issued upon a satisfactory inspection and with all fees current.

Signature of Owner/agent: _____ Date: _____

Settlement Date: _____ (if applicable)

Date of scheduled inspection: ____/____/____

Zoning Record: _____



1 E 1st Ave, Ste 3

Malvern, PA 19355

610 644-2602 fax 610 644-4504

Residential Inspection Items List

The following is a list of items that are required to be functional in order to successfully pass inspection **prior** to the sale or transfer of property or **prior** to the change of tenant in a rental property. This list is not meant to be all-inclusive. These items are required by the 2006 International Property & Maintenance Code and are most frequently not in compliance.

- Smoke Detectors-All levels of the dwelling must have at least one functioning smoke detector as well as each sleeping room. The detector must be mounted on a horizontal surface as per the manufacturers instructions.
- Every bathroom must contain at least one receptacle and if required by the NEC must be a GFCI.
- All receptacles in a kitchen must comply with the provisions required by the NEC as related to GFCI.
- All exterior receptacles below six and one-foot above grade must be GFCI.
- All electrical panels must be properly identified.
- All bathrooms must have either a window or a functioning exhaust fan.
- All means of egress (exterior and interior stairs, hallways, exit paths) must be in a safe condition. This includes handrails as required.
- All water heaters must have the required pressure-relief device (PRD) installed and be piped to within 6" of the floor.
- All means of egress doors shall be readily openable from the side from which egress is to be made without the need for keys, special knowledge or effort, except as provided for in Sections PM-702.11.1
- Street numbers: each structure to which an address number has been assigned shall have the number displayed in a position easily observed and readable from the public right-of-way. All numbers shall be Arabic numerals at least three inches high and ½ inch stroke. Address numbers on doors are not acceptable
- Exterior: per section 302 of IPMC all exterior property and premises shall be maintained in a clean, safe and sanitary condition. This includes all repairs to sidewalks.