



THE BOROUGH OF BRENTWOOD

MUNICIPAL BUILDING – 3624 BROWNSVILLE ROAD
PITTSBURGH, PA 15227-3199
Office 412-884-1500 FAX 412-884-1911
www.brentwoodboro.com

Residential Property Report

Date: _____

Property Owner: _____

Address of Property: _____

UNSAFE STRUCTURES

PM 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.

Pass Fail

Reason: _____

EXTERIOR PROPERTY AREA

PM 302.1

All exterior property and premises shall be maintained in a clean, safe and sanitary condition.

Pass Fail

Reason: _____

PM 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

PM 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

PM 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 (762 mm) above the floor or grade below shall have guards. Handrails shall not be less than 30 inches (762 mm) high or more than 42 inches (1067 mm) 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 (762 mm) high above the floor of the landing, balcony, porch, deck, or ramp or other walking surface

Pass **Fail**

Reason: _____

PM 309.1

All structures shall be kept free from insect and rodent infestation. All structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After extermination, proper precautions shall be taken to prevent reinfestation.

Pass **Fail**

Reason: _____

REQUIRED PLUMBING FACILITIES

PM 505.3

The water supply system shall be installed and maintained to provide a supply of water to plumbing fixtures, devices and appurtenances in sufficient volume and at pressures adequate to enable the fixtures to function properly, safely, and free from defects and leaks.

Pass Fail

Reason: _____

PM 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

Pass Fail

Reason: _____

MECHANICAL EQUIPMENT

PM 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.

Pass Fail

Reason: _____

ELECTRICAL FACILITIES

PM 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.

Pass Fail

Reason: _____

FIRE SAFETY

PM 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 of 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.

Pass Fail

Reason: _____

OTHER VIOLATIONS AT THE PROPERTY: _____

Buyer shall sign and agree to rectify all noted violations prior to receiving a Certificate of Occupancy. All utilities shall be operating and properly serviced upon re-inspection. Structure shall not be occupied until Certificate of Occupancy has been issued.

Buyer's signature _____ Date _____

Buyer's name (printed) _____

Address _____

City, State, Zip _____

Phone Number _____

Attest: Ralph Costa
Building Code Official