

Ridley Park Borough
105 E. Ward Street
Phone (610) 532-2100 / Fax (610) 532-2447

RESIDENTIAL RE-SALE U&O
APPLICATION

Application Date: _____.

Location: _____

Property Owner: _____

Phone # _____

Sellers Agent: _____

Company: _____.

Phone # _____.

Fax # _____.

Contact Person: _____.

Phone # _____.

Settlement Date: _____.

Applicant's signature: _____.

INSPECTION FEE: \$100.00. (Cash) _____ / (Check #) _____.

An additional \$50.00 fee will be charged for all re-inspections.

Upon completion of this application please take a copy of the Re-sale U&O check list.

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RE-SALE U&O CHECKLIST

Inspection Fee -\$100.00

Re-inspection Fee - \$50.00

- All curbs, sidewalks and driveway aprons shall be in good repair, free from cracks and or tripping hazards.
- Street address shall be visible from the street, in 4 inch Arabic numerals.
- GFCI outlets shall be required in all areas within 5 feet of a water supply, including but not limited to, Kitchen countertops, bathrooms/ powder rooms, basements and garages.
- 1 operable smoke detector shall be required at all of the house including basements and attics. (Attics used only for storage shall not require a smoke detector).
- Graspable handrails shall be required at all interior and exterior stairs with 4 or more risers. Handrails shall be installed a minimum of 34 inches to a maximum of 38 inches above treads and shall run continuously from the top step to the bottom step. Stairs elevated 30 inches or more shall have guardrails with no opening larger then 4 inches.
- Landings, porches and decks elevated more then 30 inches shall require a guardrail a minimum of 36 inches in height with no opening larger then 4 inches.
- All doors providing access from the inside of the house to the exterior shall have locks operable from the inside without the use of a key.
- All plumbing fixtures shall be operable and free from leaks.
- All bathrooms/ powder rooms shall be provided with an operable window or an exhaust fan venting to the exterior of the building.
- Screens shall be provided for all windows.
- All broken or cracked glass shall be repaired.
- All interior and exterior walls shall be in good repair.
- Dryer vent shall discharge to the exterior of the building.
- Water heaters shall have a drop tube extending to a point 6 to 8 inches above the floor.
- Sump Pumps shall not discharge into the sanitary sewer through direct connection to the drain line or by discharging into any plumbing fixture. (Sump Pumps shall discharge only to the exterior of the building.)
- Doors separating the garage from living space shall be a minimum 20 minute fire rated door, made of solid wood or steel. (Hollow doors or doors with glass panels are not permitted.)
- Garage walls and ceilings separating the garage from living space shall be fire rated with ½" drywall or comparable material, all penetrations through the walls or ceiling shall be sealed with a UL rated fire caulk. All ducts running through the garage into living space shall have fire dampers.
- Above Ground and In-ground Pools shall meet the requirements of the 2006 International Residential Code, (2006 IRC.) for pool barriers.
- Electrical Service Entry Cable shall be in good condition.
- Termite inspection certification is required.
- Chimney certification is required for all homes with a fireplace.

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Please make available to the Ridley Park Borough Building Inspector, at the time of the annual Apartment Use and Occupancy inspection and all Re-sale Use and Occupancy inspections, the following certifications:

- **H.V.A.C. certification.**
- **Chimney certification.**
- **Fire Place chimney certification (if applicable)**
- **Fire alarm certification.**
- **Sprinkler certification. (if applicable)**
- **Electrical certification.**
- **Termite certification.**

If you have any questions, please call the Ridley Park Borough Office @ (610) 532-2100
