

**To: All Residents/Realtors**

Lower Southampton Township requires Use & Occupancy Inspections. Below are some guidelines to help better assist you.

- A. There must be GFIC outlets within 6 feet of any water source including washing machines, laundry tubs, kitchen sinks, bar areas and sump pumps.
- B. A working smoke detector on each floor including basement. (Plus all bedrooms).
- C. Bathroom ventilation (window or fan) in bathrooms with showers & baths.
- D. Heater must be clear of combustibles (gas or paint cans, etc.)
- E. Windows in good condition (not broken or cracked)
- F. Sump Pumps must discharge to the outside of yard (not sewer). Any sump pits not being used must be filled with cement. Sanitary sewer vent cannot accept water.
- G. Decks must be in good condition (not rotted wood, railings tight)
- H. Yard Sanitation must be in safe and clean condition, trees and brushes must be maintained.
- I. Sidewalks should not have large cracks or vertical edges, change in level edges should not be more than a ¼ inch.
- J. Railings must be tight and secure, interior and exterior.
- K. Siding in good Condition
- L. Roof Drains – clear gutter and proper discharge
- M. Mailbox suggested to have 4 inch (or larger) house numbers
- N. Fence in good safe condition. Pool Fence must have self closing & latching gate.

Any other unsafe condition should be repaired or replaced before Inspection. (electrical junction boxes not covered, electrical panel doors, etc.)

**Properties being sold as is must be inspected and will be granted a Temporary Certificate to take to settlement, the buyer will have 18 months to make repairs. Any property sold or rented without a Use & Occupancy Certificate will receive a VIOLATION from Lower Southampton Township.**