

## USE & OCCUPANCY GUIDELINES

- ✓ All **GFIC ELECTRICAL OUTLETS** must be within 6 feet of any interior or exterior water source. (including but not limited to; washing machines, laundry tubs, kitchen sinks, bar areas, sump pumps, pools, hot tubs etc...)
- ✓ All **SMOKE DETECTORS** must be working properly and located on each floor or level of the home including basement and one in each bedroom.
- ✓ All **EXHAUST VENTILATION** (*window or fan*) must be in any bathroom which has a shower or tub. (including but not limited to whirlpool, hot tub, etc...)
- ✓ All **HEATERS, BOILERS and/or FURNACES** must be clear of any combustible items. (including but not limited to paint cans, boxes, laundry, etc...)
- ✓ All **WINDOWS** must be in good operating condition and not broken or cracked.
- ✓ All **HANDRAILS & GUARDRAILS**, interior and exterior must be tight and secure.
- ✓ All **SUMP PUMPS** must discharge to the exterior, into the yard and not directly into any sewer systems. Any sump pumps not being used must be filled with stone and sealed with concrete.
- ✓ All **EXTERIOR WOOD DECKS** must be in good condition (no rotting wood, railings tight). All decks higher than 30" above grade must have code compliant railings at the perimeter and at the stairs.
- ✓ All **YARD LANDSCAPING**, plantings and sanitation must be in safe and clean condition, with trees and brushes must be well maintained. All open trenches or holes, wells, etc... must be filled.
- ✓ All **SIDEWALKS & WALKWAYS** must be passable and should not have large cracks or tripping hazards. Any change in edges or segments of the walk should not exceed ¼ inch.
- ✓ **BUILDING ENVELOPE** including out-buildings must be in good condition. The envelope consists of all exterior siding, doors, roofing and windows.
- ✓ All **GUTTERS & DOWNSPOUTS** plus roof drains must be clear of debris and operable for proper collection and discharge of rain water.
- ✓ **HOUSE ADDRESS NUMBERS** must be visible on all properties. House address numbers can be affixed to both sides of the mailbox *and/or* to the home itself. Numbers need to be 4 inches or larger.
- ✓ All **PERIMETER FENCING** must be in good and safe condition. All **SWIMMING POOLS** must have a fenced enclosure with self-closing & self-latching gates.
- ✓ **RECYCLE BINS** (*large green*) are the property of Lower Southampton Township and must remain on the premises. Any residential property missing this bin will be assessed a replacement fee of **\$200.00**.

NOTE: Any additions *and/or* alterations made *on/in* property *and/or* dwelling **WITHOUT PERMITS** will be subject to a validation permit fee of \$100.00 per violation plus a \$25.00 processing fee.

Properties being sold "**AS IS**" must be inspected and may be granted a temporary certificate to take to settlement. The property grantee will then have 18 months to complete all repairs. Any property sold or rented without a Use & Occupancy Certificate will receive a **VIOLATION** from Lower Southampton Township.