

RESALE INSPECTION

RENTAL INSPECTION

Valley Township

890 West Lincoln Hwy., PO Box 467, Coatesville, PA 19320
610-384-5751 Fax 610-384-2746

Use & Occupancy Transfer-Residential

Zoning District:

PROPERTY ADDRESS:

APPLICANT NAME:

PHONE #:

CURRENT OWNER INFORMATION:

NEW OWNER /LEASEE INFORMATION:

Name: _____

Name: _____

Address: _____

Address: _____

Phone #: _____

Phone #: _____

REALTOR INFORMATION:

Name: _____ Phone _____ Fax _____

Settlement date: _____

RESIDENTIAL PROPERTIES ONLY

Fees: Resale: \$50.00 Rental: \$40.00

RESIDENTIAL DWG. TYPE:

Owner Occupied

Two Story

Townhome

Rental (Requires rental application)

Bi-Level

Ranch

Cape Cod

Township utilities paid in full Trash _____ Sewer _____

DO NOT WRITE IN THIS SPACE – OFFICE USE ONLY

PERMIT #

APPROVED

FEE:

DATE:

REMARKS

Please contact the Codes Department at 610-384-5751, Extension 14 to schedule the inspection. Thank you!

SCHEDULING OF APPOINTMENTS FOR INSPECTION ARE THE RESPONSIBILITY OF THE APPLICANT. THE APPLICANT (AGENT) NAMED ON THIS DOCUMENT UNDERSTANDS THAT SETTLEMENT (TRANSFER OF OWNERSHIP) SHALL NOT OCCUR PRIOR TO OBTAINING THE CERTIFICATE OF USE & OCCUPANCY.

If settlement does not occur within six (6) months of the approval date of certificate, the certificate will be invalid and another certificate will be required.

VALLEY TOWNSHIP
DEPARTMENT OF CODE ENFORCEMENT
P.O. Box 467 – 890 West Lincoln Highway, Coatesville, PA 19320
610-384-5751 Ext 14 – Fax 610-384-2746

INSPECTION CHECKLIST

Resale _____

Rental _____

Date: _____ **Address:** _____ **Lot #** _____

THIS LIST IS NOT ALL INCLUSIVE ~ ~ ~ ~ ~ THIS IS NOT THE USE & OCCUPANCY PERMIT

Basement

- ____ Smoke Detector
- ____ Handrail/Guardrail on stairs
- ____ Heater Certification (gas / oil)
- ____ Drip leg for water heater (6" or less from floor)
- ____ Sump pump not connected to sewer
- ____ Water meter not obstructed
- ____ Emergency switch at top of stairs
(gas/oil heater)
- ____ Backflow and pressure reducing valve
Installed at water meter
- ____ Water meter working properly
- ____ Water meter Serial # _____
- ____ Water meter Radio # _____

2nd Floor

- ____ Smoke detectors in all bedrooms and
hallways
- ____ Handrail/Guardrail on stairs
- ____ Toilet working properly (water level set
correctly)
- ____ Sinks and faucets working properly
(no leaks)

1st Floor

- ____ Smoke Detector
- ____ Garbage Disposal working properly
- ____ GFIC at all outlets (6' from water)
- ____ Toilet working properly (water level set correctly)
- ____ Hot water set correctly (+/- 120 degrees)
- ____ Sinks and faucets working properly (no leaks)
- ____ Handrail/Guardrail on stairs

Miscellaneous

- ____ Water test (on-site well)
- ____ 4" Address Numbers on house and both sides of mailbox
- ____ Sidewalks in good condition
- ____ All egress doors must be readily operable from inside
without keys
- ____ Screens in all operable windows
- ____ All operable windows and doors to be working properly
- ____ Downspouts and gutters installed properly
- ____ Recycling tote (Resale/Rental) # _____
- ____ All Building/Zoning Permits must be closed out.
- ____ All Valley Township Billing must be up-to-date.

Where to send Use & Occupancy Permit:

Additional Inspection Comments:

All items must be completed prior to settlement. You must allow up to five (5) business days for the release of the Use and Occupancy Permit per Act 45 of the International Residential Code. Three (3) business days are required for all re-inspections. **Please call 610-384-5751 ext. 14 to schedule all inspections.**

Building Inspector

Authorized Agent for Seller/Buyer/Owner