



CALN TOWNSHIP
253 Municipal Drive, Thorndale, PA 19372
610/384-0600 ext 220, Fax – 610/384-0689
USE & OCCUPANCY TRANSFER – RESIDENTIAL

Zoning District: _____

PROPERTY ADDRESS: _____

CURRENT OWNER INFORMATION:

Name: _____

Address: _____

Phone #: _____

NEW OWNER /LEASEE INFORMATION:

Name: _____

Address: _____

Phone #: _____

REALTOR INFORMATION:

Name: _____ Phone _____ Fax _____

E-Mail Address _____

Settlement date: _____

RESIDENTIAL PROPERTIES ONLY
FEE: \$80.00 (NON-REFUNDABLE)

RESIDENTIAL DWG. TYPE:

Owner Occupied

Rental (Requires rental application)

Two Story

Bi-Level

Cape Cod

Townhome

Ranch

Township utilities paid in full Trash _____ Sewer _____ St. Lights _____

DO NOT WRITE IN THIS SPACE – OFFICE USE ONLY

PERMIT #

APPROVED

FEE:

DATE:

REMARKS

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.

Inspection of Residential Properties: Inspection of residential properties shall include the following items IN ADDITION to those outlined in the current edition of the International Property Maintenance Code:

1. Sanitary sewer system inflow:
 - (a) Sump pumps, floor drains and roof downspout drains are not to be connected to the public sanitary sewer nor any on-lot wastewater system.
 - (b) (Public sewer only) Exterior vent/trap and cleanout for the sewer lateral must be properly capped. The vent must be a minimum of six inches about the ground.
2. Public water supply must have a pressure reducing valve on the service line and the curb box must be intact if applicable.
3. Handrails and guardrails:
 - a. Graspable handrails (exterior and interior) are to be on one side of the stairs with four or more risers capable of supporting a 200 lb. load. If handrail is to be replaced or installed it must comply with current codes.
 - b. Guardrails (exterior and interior) to be on both sides of open stairs or surfaces exceeding 30 inches above floor/grade, securely attached, and in good condition. Guardrails shall be a minimum of 36" in height and prevent the passage of a 4" sphere.
4. Fuel burning heating system. Verification within the last 365 days that the oil or gas heating system has been serviced by a qualified service contractor. In lieu of such verification, a copy of the fuel burning system section of a home inspectors report completed within the last 60 days which confirms that the fuel burning heating system is in proper working order will suffice.
5. Mail box shall be located behind the curb or edge of road.
6. An operable smoke detector shall be installed in each room used for sleeping. In addition, one operable smoke detector shall be placed in the hallway adjacent to the sleeping areas, and on each level of the property, including the basement.
7. All dwellings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. The numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches high with a minimum stroke width of 0.5 inches.
8. Electrical service panel shall be secured. All knockout voids shall be completed filled.
9. All windows and doors shall operate as designed from inside each room without the use of keys or tools. (Example: all windows when raised must remain in raised position).
10. Pressure relief extension piping shall be installed on all hot water tanks and be located within 4" of the floor.
11. Every residential property served by the Township's trash and recycling collection program shall maintain and use a recycling cart consistent with the carts which are distributed by the township for said purposes. If the cart supplied by the Township has been lost, damaged, or destroyed, a replacement cart must be secured, used and maintained by the property owner.
12. Any outstanding Township utilities shall be paid in full prior to issuing a residential certificate for U/O.

THE ABOVE ITEMS ARE INSPECTED IN THE INTEREST OF THE TOWNSHIP ONLY AND ARE IN NO WAY TO BE CONSIDERED A PROFESSIONAL PROPERTY HOME INSPECTION.

Signatures by all parties to the real estate transaction must be completed before a Use and Occupancy Certificate is issued.

PROPERTY ADDRESS: _____

SIGNATURES:

Sellers

Date

Buyers

Date