

## CERTIFICATE OF USE & OCCUPANCY COMPLIANCE

WITH THE WEST NANTMEAL ZONING ORDINANCE of 2010  
§1214(D), ARTICLE XII OF THE ZONING ORDINANCE AS ADOPTED AUGUST 2010

TAX PARCEL # \_\_\_\_\_ DATE: \_\_\_\_\_

**This is to certify that the above listed property and all buildings thereon,  
as described, have been inspected and found to be in compliance  
with the West Nantmeal Zoning Ordinance, §1214(D).**

**APPLICATION AND \$235.00 FEE MUST BE RECEIVED IN THE TOWNSHIP OFFICE  
PRIOR TO SCHEDULING INSPECTION.**

Address of Building, Structure or Facility to which the permits apply:

\_\_\_\_\_

- Seller name & address: \_\_\_\_\_  
Phone number & email: \_\_\_\_\_
- Buyer name & address: \_\_\_\_\_  
Phone number & email: \_\_\_\_\_
- Realtor name & address: \_\_\_\_\_  
Phone number & email: \_\_\_\_\_
- Inspection Contact Name, Email, & Number: \_\_\_\_\_
- Settlement Date \_\_\_\_\_

**Seller or Agent is responsible for scheduling inspections. Please schedule  
via email or phone.**

[jseifert@casval.com](mailto:jseifert@casval.com)

or

610-469-8414 x 2

## **West Nantmeal Twp. U&O Item List**

Documentation required – For the fuel burning heater service/certification within last 365 days or the fuel burning section of a home inspection report which confirms the unit is in good working order. Must be submitted in pdf format, fax 610-469-8415, mail, or left in Township mailbox.

### **U&O Inspection Items**

- Address numbers must be on the street & vehicle access sides of the house, minimum number size – ½ inch wide by 4 inches high or to at least be visible from the street by first responders.
- GFCI protected outlets, exterior & interior, required when outlets are within 6 feet of a water source or in a wet/damp location. All exterior & garage outlets must be GFCI protected.
- Smoke & Carbon Monoxide Alarms - smoke alarms are required on each level of the home, in each bedroom and outside of the bedrooms in the immediate vicinity of the bedrooms. Carbon Monoxide alarms are required whenever there is a fossil fuel burning appliance or fireplace in the home and must be in the immediate vicinity of the sleeping areas. These alarms may be smoke/carbon monoxide combination units.
- Handrails and guards on all stairways and anywhere required.
- Windows & doors, for condition, operating and locking hardware.
- Zoning Use, single Family Dwelling vs. Multi Family Dwellings.
- Heater & Hot Water Heater have pressure relief valve drip tubes installed.
- Garage door springs safety cables and auto reverse sensors.
- All blank spaces (if any) in the electrical panel/fuse box are properly filled.

### **Property Maintenance items for inspection during U&O Inspection.**

- All exterior property and premises shall be maintained in a clean, safe, and sanitary condition.
- All structures and exterior property shall be kept free from rodent harborage and infestation and shall be maintained in a manner which does not promote rodent harborage.
- All exterior property and premises shall be free from the accumulation of rubbish or garbage.
- No inoperable motor vehicles in violation of the ordinance are present.