



TOWNSHIP OF WARMINSTER

Department of Licenses and Inspection

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October 15, 2020

Estate of Edith Foster
1185 Dager Rd
Warminster PA 18974

RE: 1185 Dager Rd

Property Maintenance and Housing Standards [Ordinance 692] requires all properties sold in Warminster Township to obtain a Use and Occupancy Certificate.

Please be advised the Use and Occupancy inspection conducted at the above referenced property has FAILED.

1. **Electrical Certification:** Submit to Township a copy of the Electrical Certification performed by a certified Electrical Underwriter.
2. **Smoke Detectors: IPMC15 704.2** Smoke detectors are required on each level, in each sleeping room, in the basement and in each basement room separated by a door. Devices shall be UL listed.
3. **Detached Structures: IPMC15 304.1** Detached structures such as garages, carports and sheds shall be in structurally sound and in good repair.
 - a. Shed doors require repairs.
4. **Exterior maintenance: IPMC15 302.4** Exterior grounds are to be free of debris. Lawns and landscaping are not to be overgrown.
 - a. Exterior back door light fixture must be secured to exterior.
5. **Roof/Drainage: IPMC15 304.7** Roofing and flashing shall be weather-tight Gutters and downspouts shall be maintained
 - a. Gutters require cleaning.

6. **Exterior Walkways and Sidewalks: IPMC15 302.3** Exterior walkways, patios and driveways are to be in good repair. Public sidewalks, curbs and driveway aprons (within the street right-of-way). All public walkway replacements require a Concrete Application and Permit.
- a. 7 Sidewalk blocks – 4ft x 5ft
 - b. 1 Apron Block – 4ft x 8ft
 - c. Regular Curbing – 10ft
 - d. Repair tripping hazards on driveway

Buyers Signoff

Buyers Signature

Date

Buyers Name (Printed)

It is understood that by signing this document the BUYER is accepting responsibility for the above referenced items. Warminster Township, it's agents, subcontractors, and officials are not responsible or liable for any non-compliant items, including the above referenced items. Buyers accept the property at their own risk.

Completion of the items OR issuance of Temporary Use and Occupancy must be done no later than thirty (30) days from the date of this Notice. If a temporary Use and Occupancy Certificate is required for settlement, please contact the L&I office at 215-443-5423. Permits must be obtained if any construction work and concrete replacement was cited. Please check with the Department of Licenses & Inspections for requirements and fees.