



TOWNSHIP OF WARMINSTER

Department of Licenses and Inspection

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October 15, 2020

Serg Koren
859 Ivyland Rd
Warminster PA 18974

RE: 859 Ivyland 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. **Plumbing and Mechanical Systems: IMPC15 504.1** Plumbing and mechanical systems shall be inspected for leaks, blockages and general maintenance. Water heaters shall have the pressure relief valve discharge piped to within six inches (6") of the ground.
 - a. Water heater discharge pipe does not meet requirement.
3. **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.
4. **Dryer Vent: IMPC15 403.5** Clothes dryer vents must be metallic tubing directed to the exterior. Permit Required.
5. **Windows: IMPC15 304.5** Windows shall be in good condition (no broken panes) and operate properly (windows shall be able to remain in the open position). Properly sized screens shall be provided for each operable window.
 - a. Window needed in dining room
 - b. Window needed in bedroom
6. **Handrails and Guardrails: IMPC15 306.1** Stairs with four (4) or more risers require a graspable handrail. Graspable handrails and guard rails are to be in place and properly anchored.
 - a. Guard rail needed at basement steps.

7. **Walls, Ceilings and Floors: IPMC15 304.2, 305.3** Interior walls and ceiling surfaces are to be free of chipping or peeling paint. All walls, ceilings and floors are to be in good condition.
 - a. Repair opening in garage ceiling.
 - b. Ceiling panels missing in basement.
 - c. Repair leak in bedroom ceiling.
8. **Doors: IPMC15 304.15** Doors shall be operable and in good repair. All exit doors are to be operable without need for keys or special knowledge.
9. **Exterior maintenance: IPMC15 302.4** Exterior grounds are to be free of debris. Lawns and landscaping are not to be overgrown.
 - a. Landscaping must be maintained
10. **Roof/Drainage: IPMC15 304.7** Roofing and flashing shall be weather-tight Gutters and downspouts shall be maintained
 - a. Gutters require cleaning.
11. **House Numbers: IPMC15 302.4** House numbers with a minimum height of four (4) inches and a width of .5 inches must be posted and visible from the street.
12. **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.