



Uwchlan Township

Department of Building & Zoning

Lee Ruth, Building Inspector

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Residential Resale Use & Occupancy Policy:

1. Scheduling of Inspection
 - a. This must be submitted via the online application found on the Township website <https://www.uwchlan.com/FormCenter/Building-Department-7/U-O-Request-Form-55>
 - b. The listed contact person will be notified via email approximately 30 days before settlement to schedule the inspection. Inspections are conducted on Tuesday and Thursday mornings.
2. Payment of Resale U&O fees:
 - a. The fee for the Resale U&O and inspection is \$100.00.
 - b. Payment will be charged on the sewer and/or trash certification and completed at settlement.
 - c. Sewer and Trash Certification may be required as well. Application can be submitted here: <http://pa-uwchlantownship.civicplus.com/FormCenter/Sewer-Trash-4/Request-for-SewerTrash-Certification-61>
3. Conducting the Inspection:
 - a. The listing agent or a representative must be present at the property in order to conduct the inspection.
 - b. The listing agent or representative shall walk the inspector throughout the property. All current CDC guidelines, with respect to COVID-19, shall be followed.
 - c. In an effort to reduce exposures, other people at the property will be asked to wait outside while the inspection is conducted.
 - d. The following items will be checked during the inspection:
 - i. Operable smoke detectors
 - ii. GFCI protected outlets in kitchen and baths
 - iii. No keyed deadbolts on egress door
 - iv. Proper guards and handrail on stairs
 - v. No obvious electrical hazards
 - vi. No obvious plumbing leaks or prohibited connections
 - vii. No stairs/step with riser heights exceeding 8 1/4"
 - viii. Address posted visible from the street; 3" reflective #'s
 - ix. Sidewalks free of hazards (cracks >1" or trip hazards > 1/2")
 1. Hazard blocks must be replaced; see repair specifications here: www.uwchlan.com/DocumentCenter/View/777/Sidewalk-Repair-Specifications
 - x. Properties with onsite septic or well water must show evidence that systems are in good working order
4. Completing the Process
 - a. Once the inspection has been completed, a report will be provided via email with any necessary corrections.
 - b. Once all corrections have been made, the Certificate of Occupancy may be released.