



EAST GOSHEN TOWNSHIP
RESIDENTIAL PROPERTY TRANSFER APPLICATION

1580 PAOLI PIKE. WEST CHESTER. PA 19380-6199
PHONE (610)-692-7171 FAX (610)-692-8950 Website www.eastgoshen.org

INSTRUCTIONS

1. For Property Sale - Complete:

- a. Property Transfer Application
- b. **Application and Inspection Fee \$150.00 Dollars**
- c. Inspection Is Required Before a Use & Occupancy will be issued
- d. **Inspection Items:**
 - i. Smoke Detectors: See Alarm System Requirement Sheet
 - ii. CO Detectors: See Alarm System Requirement sheet
 - iii. Address (Front Door & Mail Box)
 - iv. Sewer Vent and Clean-out caps installed
 - v. Sump Pump Lines (must be to daylight/outside)
 - vi. Condensate Lines (must be to daylight/outside)
 - vii. Garage Door Safety (electronic doors must auto reverse)
 - viii. GFI outlets are required in the following areas: Kitchen counter-tops, Unfinished basement, Garages, Bathrooms, Powder room, All outlets within six feet of a sink, Laundry room outlets

Check to be made out to: **EAST GOSHEN TOWNSHIP**

- * Processing time is 15 business days from date received.**
- * Incomplete Applications will be returned without processing.**



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Date _____

Settlement Date _____

1. PROPERTY INFORMATION

Property Address: _____

Tax Parcel Number (TPN): 53 - _____ - _____ - _____ Zoning District: _____

Current use: Single-Family Dwelling Multi-dwelling units (# of units _____) Other _____

Will the property be rented? Yes No

2. SELLER INFORMATION

Name(s) _____

New Address _____ City _____ State _____ Zip _____

Phone Number _____ - _____ - _____ E-mail Address _____

3. BUYER INFORMATION

Name(s) _____

Current Address _____ City _____ State _____ Zip _____

Phone Number _____ - _____ - _____ E-mail Address _____

4. APPLICANT/REALTOR INFORMATION

Applicant(BusinessName) _____ (Individual) _____

Address _____ City _____ State _____ Zip _____

Phone Number _____ - _____ - _____ E-mail Address _____

5. CERTIFICATION OF SUBMISSION

This application has been examined and reviewed by me and to my knowledge and belief is true, correct and complete.

I am the: property owner; equitable owner or; authorized agent of the property owner

Print Name _____ Signature _____

Date: _____ Resale/ #: _____ Inspection Req.: Yes No CO Issued: Yes No N/A

Comments: _____

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ALARM SYSTEM REQUIREMENTS

Conditions: The alarm system must be installed as required by the following codes NFPA 72 and 2018 International Residential Code.

Smoke alarms shall be installed in the following locations:

- In each sleeping rooms and guest rooms. (Including sleeping rooms use as office, TV room, guest room, etc.).
- Outside each separate sleeping area in the immediate vicinity of the bedrooms.
- On each level of the dwelling, including finished and unfinished basement and habitable attics.
- If a dwelling has an in-law suite a smoke alarm is required in the bedroom and the living area.
- Added smoke is required where the interior floor area for a given level of a dwelling unit, excluding garage areas, is greater than 1000sf. NFPA 72 29.5.1.3.
- Areas greater than 1000sf will require one of the following:
 - All points on the ceiling shall have a smoke alarm within 30ft travel distance.
 - Shall have an equivalent of one smoke alarm per 500sf of floor area.
- Inspection, Testing, and Maintenance is required and shall meet NFPA 72- Chapter 14 inspection, Testing, and Maintenance.
 - Both new and existing alarm systems shall be inspected, tested, and maintained in accordance with NFPA 72 Chapter 14.
 - Household fire alarm systems shall be tested by a qualified service technician at least annually according to the methods of Table 14.4.3.2.
 - Maintenance of household fire alarm systems shall be conducted according to the manufacturer's published instructions.
 - One-and-Two Family Dwelling smoke alarms shall be replaced when they do not respond to operability tests but shall not remain in service longer than 10 years from the date of manufacture. Unless otherwise recommended by the manufacturer's published instructions.

Carbon Monoxide Alarms shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms.

Where a fuel-burning appliance is located within a bedroom or its attached bathroom a carbon monoxide alarm shall be installed within the bedroom.

The above list is not all inclusive, but a minimum standard as required by the code.
An inspection will not pass if all the above requirements are met as required by code.