



April 27, 2010

Dear Goshen Valley Investor Owner:

East Goshen Township requires that every unit be inspected by a township inspector prior to being re-occupied. I have attached the form that needs to be filled out for the township, which contains information for scheduling the inspection. The cost for a rental re-occupancy inspection is \$40. **As the unit owner, you are responsible for scheduling this inspection and making sure it is completed.**

Below is a minimum guideline check list of items the Township's Inspectors look for during the inspection (per the township website). Please feel free to contact the township at (610) 692-7171 for more information or visit their website at www.eastgoshen.org.

- ❑ Smoke detectors are located on every floor, each sleeping area, and are in proper working condition (battery-operated units are ok)
- ❑ Address numbers are located on the home near the front door, both sides of the mailbox in contrasting colors, and a minimum of 4" in height.
- ❑ Blow down pipes from the pressure relief valve on hot water heaters and boilers.
- ❑ GFI protected outlets for all above counter outlets in kitchen/islands. All exterior, garage, and unfinished basement outlets. Bathrooms must have at least one outlet and all bath outlets must be GFI.
- ❑ Ensure sump pumps do not discharge to the sanitary sewer system.
- ❑ Electronic garage door openers must have auto reverse safety switching.
- ❑ Dryer vents piping must be UL approved, metallic, maximum 6-foot in length.
- ❑ Public sewer users – inspection of vent and cleanouts for sanitary sewer line. (per code, but may not be applicable for your unit)
- ❑ 5lb. ABC fire extinguisher in the kitchen. (rental properties only)

If you would like for me to handle the re-occupancy inspection of your property, there will be an additional charge of \$200 plus the cost of any materials purchased by me to bring the unit up to code. Additional contractors (electrician, plumber, etc.) will bill you directly. I will need two checks to schedule the inspection - \$200 payable to RE/MAX Action Associates and \$40 payable to East Goshen Township.

Please understand that this is a very time-consuming process that only some townships require and that is why I must begin charging for these extra services.

JOHN A. KIRK
RE/MAX ACTION ASSOCIATES
403 WEST LINCOLN HIGHWAY, SUITE 101
EXTON, PA 19341-2527
(610) 363-2001
WWW.MRGOSHENVALLEY.COM