

Condemnation report issued by the township documenting mold infestation

To Mr. Duane Brady

Form: Harry Bloch

Invent1836@gmail.com

267-252-8956

Please be kind enough to email me the condemnation report for 86 Mary Fran Drive, West Chester, 19382

My email is invent1836@gmail.com

DATE REQUESTED: December 19, 2025

REQUEST SUBMITTED BY E-MAIL U.S. MAIL FAX IN-PERSON REQUEST SUBMITTED
TO: Mr. Duane Brady; Agency name & address) : DBrady@EastGoshen.org
Goshen.org

NAME OF REQUESTER Harry Bloch 920 Union Street, Reading,
PA

19604

ADDRESS:

CITY/STATE/COUNTY/ZIP

(Required):

PA

252-8956

(optional):

EMAIL

invent1836@gmail.com_

TELEPHONE (Optional): 267-

Condemnation Report for 86 Mary Fran

Drive.

RECORDS REQUESTED:

*Provide as much specific detail as possible so the agency can identify the information.

Please use additional sheets if necessary DO YOU WANT COPIES? YES NO DO YOU

WANT TO INSPECT THE RECORDS? YES NO DO YOU WANT CERTIFIED COPIES OF

RECORDS? YES NO DO YOU WANT TO BE NOTIFIED IN ADVANCE IF THE COST

EXCEEDS \$100? YES NO ** PLEASE NOTE: RETAIN A COPY OF THIS REQUEST FOR
YOUR FILES ** ** IT IS A REQUIRED DOCUMENT IF YOU WOULD NEED TO FILE AN
APPEAL

**

BOARD OF SUPERVISORS

EAST GOSHEN TOWNSHIP

CHESTER COUNTY

1580 PAOLI PIKE, WEST CHESTER, PA 19380 (610)

692-7171 codes@eastgoshen.org

WARNING OF VIOLATION LETTER

Date: September 23, 2025

Owner: Goshen Meadows Investors LP

RE:

230 Windsor Ave.

P.O. Box 446

Narberth, PA 19072

86 Mary Fran Drive West Chester, PA 19382 - Rental Complaint

Dear Property

Owner,

It has been brought to my attention that there is a violation of The Property Maintenance Code of
East Goshen Township, Chapter 3 General Requirements.

DESCRIPTION OF VIOLATION:

1. The Property Maintenance Code Chapter 3 General Requirements, Section 305.1 Interior

Structure General.

a. The above property had mold in the unit as noted in a Hayes Microbial Consulting report dated August 27, 2025, which the Tenant Harry Bloch provided to East Goshen Township. The report stated mold was found in the Kitchen / Living room, laundry room, and Bathroom.

2. The Property Maintenance Code Chapter 3 General Requirements, Section 305.3 Interior

Structure, interior surfaces.

a. The above property had mold in the unit as noted in a Hayes Microbial Consulting report dated August 27, 2025, which the Tenant Harry Bloch provided to East Goshen Township. The report stated mold was found in the Kitchen / Living room, laundry room, and Bathroom.

REQUIREMENTS FOR COMPLIANCE:

1. The above property had mold presents in the kitchen, living, laundry, and bathrooms.
 - a. Have the dwelling unit professional evaluated for mold?
 - b. If mold test is positive for mold have the mold professionally mitigated.
2. Provide all testing and mitigation reports to the East Goshen Township Fire Marshal.

FINES and PENALTIES:

The Property Maintenance Code of East Goshen Township.

Any person who shall violate a provision of this Code or shall fail to comply with any of the requirements thereof shall be guilty of a summary offense, punishable by a fine of not more than \$1,000 per day, plus costs and attorney's fees, and, upon default of the payment of the fine and costs, imprisonment not to exceed 30 days. Each day that a violation continues shall be deemed a separate offense.

Consider this notification my request that you contact me within 10 days of the date of this letter to discuss the above violation and the manner in which you will take corrective action.

Please feel free to contact me as soon as possible at, office 610-692-7171 ext. 3203 or email at dbrady@eastgoshen.org so that we may discuss this violation.

Thank you for your help with this matter.

Respectfully

,

Dan

Becely d

Duane J. Brady SP East
Goshen Township Fire
Marshal

East Goshen
Township

Incorporated 1817

Chester
County,
Pennsylvania