

SALE OF PROPERTY CLOSING PACKET INFORMATION:

WALL BOROUGH
&
WALL BOROUGH SEWAGE DEPARTMENT
413 WALL AVE
WALL, PA 15148
412-824-3333

SALE OF PROPERTY FOR WALL BOROUGH & WALL BOROUGH SEWAGE DEPARTMENT APPLICATIONS AND FEES.

<u>SEWAGE DEPARTMENT:</u>	<u>FEES:</u>
THE BOROUGH OF WALL APPLICATION. AND CERTIFICATE	\$320.00
SEWAGE LIEN LETTER	\$20.00

TOTAL AMOUNT: \$340.00
PAYABLE TO: WALL BOROUGH SEWAGE DEPARTMENT

<u>WALL BOROUGH MUNICIPAL APPLICATIONS:</u>	<u>FEES:</u>
OCCUPANCY INSPECTION	\$125.00
ZONING CERTIFICATE	\$30.00
MUNICIPAL LIEN LETTER.	\$20.00

TOTAL AMOUNT: \$175.00
PAYABLE TO: WALL BOROUGH



CODE ENFORCEMENT AGENCY
1633 Route 51, Suite 100, Jefferson Hills, PA 15025
1-866-410-4952 www.cea-code.com

Rental & Real Estate Transfer Application

NEW Occupant Name: _____ Date: _____

Location/ Address: _____ Municipality: _____

_____ Lot / Block: _____

Phone: () _____ E: Mail: _____

RESIDENTIAL / COMMERCIAL No. of Occupants: _____ Occupant Group: _____

Current Owner Information

Name: _____

Address: _____ City / State / Zip _____

Phone# () _____ Email: _____

Building Information

Proposed Transfer Date: _____

Vacant / Occupied Vacant Date: _____

Owner / Rental / Lease Is the Building used for any other purpose? _____

Where is / As is point of Transfer? _____ Do you have a notarized affidavit? _____

Are the Utilities connected? Electric ___ Gas ___ Water ___ Sewer ___

Smoke / Carbon Monoxide Detectors in proper areas? ___ Fire / Panic _____

Electric Panel been inspected? ___ (min) 4" address sign on building? ___

Any known or open violations? _____

Any known or open issues: _____

Signature of Applicant

Date



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Rental & Real Estate Transfer Information Sheet

The following items are going to be reviewed and inspected by the local jurisdiction upon your application submittal. Please make sure the following items are prepared and ready for the inspector PRIOR to scheduling:

Exterior

- 1) All unsafe conditions and hazards are repaired or in good working condition.
Example: Gutters, storm water drainage, sidewalks, steps, landings, gates / fences & exterior lighting or illumination.
- 2) A visible exterior address marker must be displayed in at least 4" minimum from the street.
- 3) All proper egress entryways and exit ways operate properly.

Interior

- 1) Smoke detectors are present and operable in every sleeping area, hallway, basement. (ask the inspector if not sure where to place)
- 2) Carbon Monoxide detection must be present near any gas fired appliance such as hot water tanks, furnace or boiler systems.
- 3) Combination smoke/carbon monoxide detectors may be used in residential dwellings.
- 4) All pathways and emergency egress paths are opened and unobstructed. This also may include doors, windows (ventilation) and basement egress windows.
- 5) All necessary mechanical and plumbing systems must be operable and in good working condition. This includes hot water and heat sources.
- 6) Proper ventilation & light must be available.
- 7) No open or exposed or unsafe wires, cords or electrical junction boxes.
- 8) All electrical wiring must be properly installed and of a proper design and material.
- 9) Ground faults (GFCI) must be present where applicable: basements, garages, open areas near water source.
- 10) If you require a fire extinguisher – must be properly inspected tagged.

NOTE: The following guideline is not the full interpretation of the inspection process. This is not a substitute for a home or commercial inspection. The following checklist is comprised to meet the minimum safety and health inspection for occupancy.

The inspector may add items as necessary based upon physical observation.



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REAL ESTATE TRANSFER INSPECTION AFFIDAVIT

Based upon the local Ordinance established by the jurisdiction named below, this affidavit is signed and notarized as a "where is / as is" point of sale and transaction. The status and inspection of the property designated below has determined it does not meet or exceed the minimum code requirement for occupancy according to the Commonwealth of Pennsylvania Uniform Construction Code. The Buyer and Jurisdiction recognize that the Buyer is required to comply with all local codes and standards as described in the International Property Maintenance Code (IPMC), the International Building Code (IBC), National Electrical Code (NEC) and the Commonwealth of Pennsylvania Uniform Construction Code (PA UCC) prior to receiving an Occupancy Permit.

The Buyer understands and agrees that neither this inspection agency, nor the Jurisdiction have made or shall make any assumptions, corrections, or changes to any language specifically to the word "Occupancy" until such time as all required codes specified above have been satisfied to the minimum standard.

UPON CLOSING ON THIS PROPERTY, THE NEW PROPERTY OWNER(S) OF RECORD NOTED HEREIN ACKNOWLEDGES AND ACCEPTS FULL RESPONSIBILITY FOR THE ABATEMENT OF ALL ACTIVE INTERIOR AND EXTERIOR PROPERTY MAINTENANCE AND/OR ZONING CODE VIOLATIONS ON THE PROPERTY ADDRESS OUTLINED HEREIN AND ENUMERATED ON THE ATTACHED NOTICE OF VIOLATION OR PROPERTY MAINTENANCE & TENANT REPORT. EXTERIOR PROPERTY MAINTENANCE VIOLATION WILL BE SUBJECT TO A TIME-LIMIT FOR ABATEMENT DETERMINED BY THE CODE OFFICIAL. IT WILL BE THE RESPONSIBILITY OF THE NEW OWNER(S) OF RECORD TO CONTACT THE CODE OFFICIAL AND REQUEST THEIR UPDATED NOTICE OF VIOLATION.

Municipality/ Jurisdiction: _____ Lot & Block (Tax map) #: _____

Address: _____

Name of Buyer: _____

Signature of Buyer: _____

State of _____ County of _____

The foregoing document was acknowledged before me on this ____ day of _____, 20__ by (name) _____ who personally appeared or made known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that they executed the same for the purpose wherein contained.

Notary Signature
Notary Stamp/ Seal:

Date

Signature of Code Official

**BOROUGH OF WALL
ZONING CERTIFICATE APPLICATION**

Zoning District

- N, Neighborhood Use
- M, Office and Manufacturing
- R-3, Multi-Family Residential
- R-2, Single Family Residential
- R-1, Rural Residential
- P, Neighborhood Park

Property Address _____

Property Owner _____

Lot and Block _____

Applicant _____

Applicant Address _____

Phone _____

Type of Zoning Certificate

- | | |
|--|--|
| <input type="checkbox"/> Commercial Occupancy | <input type="checkbox"/> Residential Principal Structure |
| <input type="checkbox"/> Residential Occupancy
(Circle or Indicate: Change of
Tenancy/Ownership) | <input type="checkbox"/> Residential Addition |
| <input type="checkbox"/> Commercial Principal Structure | <input type="checkbox"/> Residential Accessory |
| <input type="checkbox"/> Commercial Addition | <input type="checkbox"/> Pool |
| <input type="checkbox"/> Commercial Accessory | <input type="checkbox"/> Transient Business |
| | <input type="checkbox"/> Home Occupation |
| | <input type="checkbox"/> Forestry |

1. Attach plot plan showing location of structure.
2. Provide following where no building permit is required: Height _____, Square Feet _____
3. For occupancy, define specific use proposed. Include information sufficient to determine required parking. For business, include specific business name for use on occupancy certificate.

Applicant acknowledges the above to be true and correct to best of applicant's knowledge (owner must also sign unless lease or purchase agreement demonstrating proprietary interest or authorization to apply is provided):

Applicant Signature _____

Date _____

Owner Signature _____

Approved/Denied _____

Zoning Officer _____

Date _____

**BOROUGH OF WALL
PRIVATE LATERAL TIME OF SALE ORDINANCE NUMBER 17-01**

***MINIMUM REQUIREMENTS FOR SUBMITTAL OF
PRIVATE LATERAL VIDEO INSPECTIONS***

Videos to be submitted for evaluation and review with the Private Lateral Time of Sale Inspection Application Form to comply with the Private Lateral Time of Sale Ordinance shall meet or exceed the following guidelines and requirements:

- The Application Form shall be completed in its entirety and submitted with the Video Recording, which shall meet the guidelines here to follow.
- The appropriate Application Fees shall be paid in advance of any review; such shall be verified by the appropriate Municipal Official.
- The Video shall be performed by a Registered Master Plumber, Registered with the Allegheny County Plumbing Department and shall include the Health Permit (HP #) on the Application Form. (The Video may also be performed by a Certified NASSCO (National Association of Sewer Service Companies) Operator and shall include their NASSCO License Number) on the Application Form.
- The Video shall be provided on a non-returnable Flash Drive, DVD, or You Tube Video that is easily accessible by the reviewer.
- The Video shall utilize both video and audio and shall clearly identify the address of the property by showing an address sign or other such verification, and shall include footages from zero feet at the cleanout and continuing to the point of connection at the main municipal connection. Each deficiency shall be recorded utilizing both video and audio format. The entire evaluation shall be performed, rated and reported in full accordance with the NASSCO Standards.
- Should the Application Form and Video not contain ALL required information, the evaluation will be considered incomplete and the Applicant will be so advised. Should the evaluation require more than two reviews, an additional fee may be assessed.
- While every effort shall be made to expediently evaluate each request, an allowance of not more than ten (10) business days should be considered from the actual date of submittal to the reviewing agency.
- Note that Temporary Certificates shall ONLY be considered in the event that inclement weather conditions restrict or otherwise delay replacement or rehabilitation of a defective lateral.