SALE OF PROPERTY CLOSING PACKET INFORMATION:

WALL BOROUGH

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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.

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

TOTAL AMOUNT: \$340.00

PAYABLE TO: WALL BOROUGH SEWAGE DEPARTMENT

WALL BOROUGH MUNICIPAL APPLICATIONS:	FEES:
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 <u>www.cea-code.com</u>

Rental & Real Estate Transfer Application

NEW Occupant Name:	Date:
Location/ Address:	
Phone: ()	
RESIDENTIAL / COMMERCIAL	No. of Occupants: Occupant Group:
	nt Owner Information
Name:	
	City / State / Zip
Phone#()	
Building Information	Proposed Transfer Date:
Vacant / Occupied Vacant I	Date:
Owner / Rental / Lease Is the Bu	ailding 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 i	n 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	Data



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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

- 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.
- 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

- Smoke detectors are present and operable in every sleeping area, hallway, basement. (ask the inspector if not sure where to place)
- Carbon Monoxide detection must be present near any gas fired appliance such as hot water tanks, furnace or boiler systems.
- 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.
- 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.
- Ground faults (GFCI) must be present where applicable: basements, garages, open areas near water source.
- 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 as" 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 Penasylvania 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 Penasylvania 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 tanguage 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 acknow by (name) to be the person(s) whose name(s) is/s to me that they executed the same for	ledged before me on this day of, 20 who personally appeared or made known to me are subscribed to the within instrument and acknowledged the purpose wherein contained.
Notary Signature Notary Stamp/ Seal:	Date
	Signature of Code Official

Borovce of Wall. Zonemo Certification

Zoning District	Property Address
U N, Neighborhood Use M, Office and Manufacturing R-3, Multi-Family Residential R-2, Single Family Residential R-1, Rural Residential P, Neighborhood Park	Properly Owner L Lot and Block
- 1. Leading Law	Applicant
	Applicant Address
	Phone
Type of Zoning Certificate	
Commercial Occupancy Residential Occupancy (Circle or Indicate: Change of Tenancy/Ownership) Commercial Principal Structure Commercial Addition Commercial Accessory	☐ Residential Principal Structure ☐ Residential Addition ☐ Residential Accessory ☐ Pool ☐ Translent Business ☐ Home Occupation ☐ Forestry
V. IVI VOULDER, CERTE SEPTIM HE	of structure. Ing permit is required: Height Square Feet Be proposed. Include information sufficient to determine required parking. In the same for use on occupancy certificate.
Applicant acknowledges the above to I unless lease or purchase agreement d	be true and correct to best of applicant's knowledge(owner must also sign lemonstrating proprietary interest or authorization to apply is provided):
Applicant Signature 7	Date
Owner Signature	
Approved/Denied	
Zoning Officer	Date

The Borough Of Wall Application And Certificate Of Compliance
FOR: DI DYE TESTING OF BUILDING FACILITIES To be completed by Registered Master Plumber at applicants expense.
BUTER(A) NAME: DATE OF APPLICATION:
SELEND NAME: PHONE MUMBER:
ADDRESS: E-MAIL ADDRESS: ALLEGHEN COUNTY LOT & BLOCK NUMBER: D'RESIDENTIAL D'COMMERCAL
THE STATE OF THE S
DYE TESTING OF BUILDING FACILITIES (Fee screenble to Wall Borough = \$20
This is to Certify that I
Investigated and Performed the required Dye Testing of all roof drein pipes and area dreins located on the above addressed Facility fluiding(s) and property in order to determine if any Storm or Surface Water is liegally connected into the Municipal Senitary Sewer System is accordance with Municipal Ordinance (IO-4 of 2000, as amended. (Certify that there are no Storm or Surface Water Drains (Area Drains) or extraneous illegal waters connected to the Municipal Senitary Sewer System. () Certify once or more Storm or Surface Water Drains (Area Drains) were illegally connected to the Municipal Senitary Sewer System () Certify that ALL liegal connections have been removed from the Municipal Sewer System. Signature Allegheny County Health Permit (IUI.) Date Cil Exemption Granted: Previous Test/Certification Issued within elloweble time. (
Authorized Mankipal Representative Signature Printed Name / Title Date:
Astronized Markipal Representative Signature Printed Name / Title Page TIME OF SALE LATERAL TESTING — Fee Poyulise to Well Borough Scurage * \$300,00 for engineering review and orbinizistrative costs.
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TIME OF SALE LATERAL TESTING Fee Poyuble to Wall Borough Scurage \$300,00 for engineering
TRATE OF SALE LATERAL TESTING — For Poyuble to Wolf Borough Schroger \$300,00 for engineering review and odministrative costs. This is to Certify that I, (Printed Hone) have inspected and Performed the required Time of Sale Lateral Testing in accordance with NASSCO requirements and all other conditions of this Ordinance required on all laterals located on the above addressed Property to determine if any repairs are required in accordance with Municipal Ordinance 17-01, and supplied the results of
TRACE OF SALE LATERAL TESTING — For Poyulise to Well Borough Sewager \$300,00 for engineering review and primitive costs. This is to Certify that I,
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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 <u>non-returnable</u> 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 cominuing 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.