

Irwin Borough

424 Main Street, Irwin, Pa 15 42

Phone 724-864-3100

Email Irwinborough@comcast.net

Request for Lateral Inspection/Dye test and/or Sewage No-Lien Letter

Circle Only One:

Sale

Refinance

Violation

Lateral Inspection/Dye Test

\$245.00

(Lateral Inspection \$225.00/ Dye Certification \$20.00)

No-Lien letter

\$40.00

Residential Occupancy Permit

\$50.00

This request and full payment for testing must be received at least 15 days prior to the scheduled closing of a sale or refinance. Please make checks payable to Borough of Irwin. The homeowner is responsible for paying for the tests and the closing company, attorney or bank pays for the no-lien letter.

Property Information

Property Address _____

Property Owner(s) or Representative Name: _____

Residential Y/N

Commercial Y/N

Mailing Address of owner (if different from above) _____

Tax Map Number _____ Closing Date _____

Owner Contact Number(s) _____

Has premises been tested and/or inspected within the past Three (3) years? Y/N

Date completed if yes _____

Inspector Information for Dye Test

Company Name _____ Inspector Name _____

Address _____ Contact Phone _____

Email Address _____

Certification/ID Number _____

Dye Test Pass or Fail Y/N

Reason for Failure:

Re-testing date -----Pass or Fail Y/N

Inspector Signature: _____ Date _____

To sell or refi a home in Irwin Borough

1. Hire your own Plumber. They need to turn over the dye test results to Irwin Borough. They can fax to 724-864-3108 or drop off at the Borough office 424 Main st.
2. Once the dye test results are turned in, Lateral inspection will be done by a borough employee.
3. Lateral passes inspection. An appointment will be made to do your occupancy permit
4. Once all testing is done/passed and complete. We will release the no- lien letter to the closing company.

***Fee amounts are due before any of the testing can be complete.

Lateral- \$245.00

Occupancy- \$50.00

Closing company or attorney is responsible for the \$40 no-lien letter.

Any questions please contact the Irwin Borough office at 724-864-3100

What is a Dye Test?

Dye testing involves placing dye into the toilets, sinks, downspouts, area drains, laundry sinks, etc. and then flushing with water to determine where these facilities are connected. Sources of storm water, such as downspouts, stairwell drains, driveway drains, etc. are not permitted to drain into the Boroughs system.

In the event that your drains are not connected to the Borough sewers it is likely that evidence of the dye may appear in your lawn, where these drains normally exist. The dye is nontoxic and will not harm your lawn, landscaping, or pets. It will disappear within a few days. However, care should be taken to not walk on the affected areas until the dye disappears, since the dye may adhere to shoes.

Please notify the authority if you have storm water sources connected to a cistern

What is a Televised Lateral Inspection?

The lateral inspection involves inserting a camera into the site tee, vent, or cleanout. The crew and owners can view the inside of the lateral on a video screen. The absence of an air vent or cleanout is an automatic failure. Owners should locate these devices prior to the inspections. Properties with a backflow valve may need to be televised from within the home and the owner or a representative must be present.

What is a Municipal Lien Letter?

Municipal lien letters provide information for your closing company on the account balance, status of the inspections and existence of any lien against the property as of the scheduled date of closing



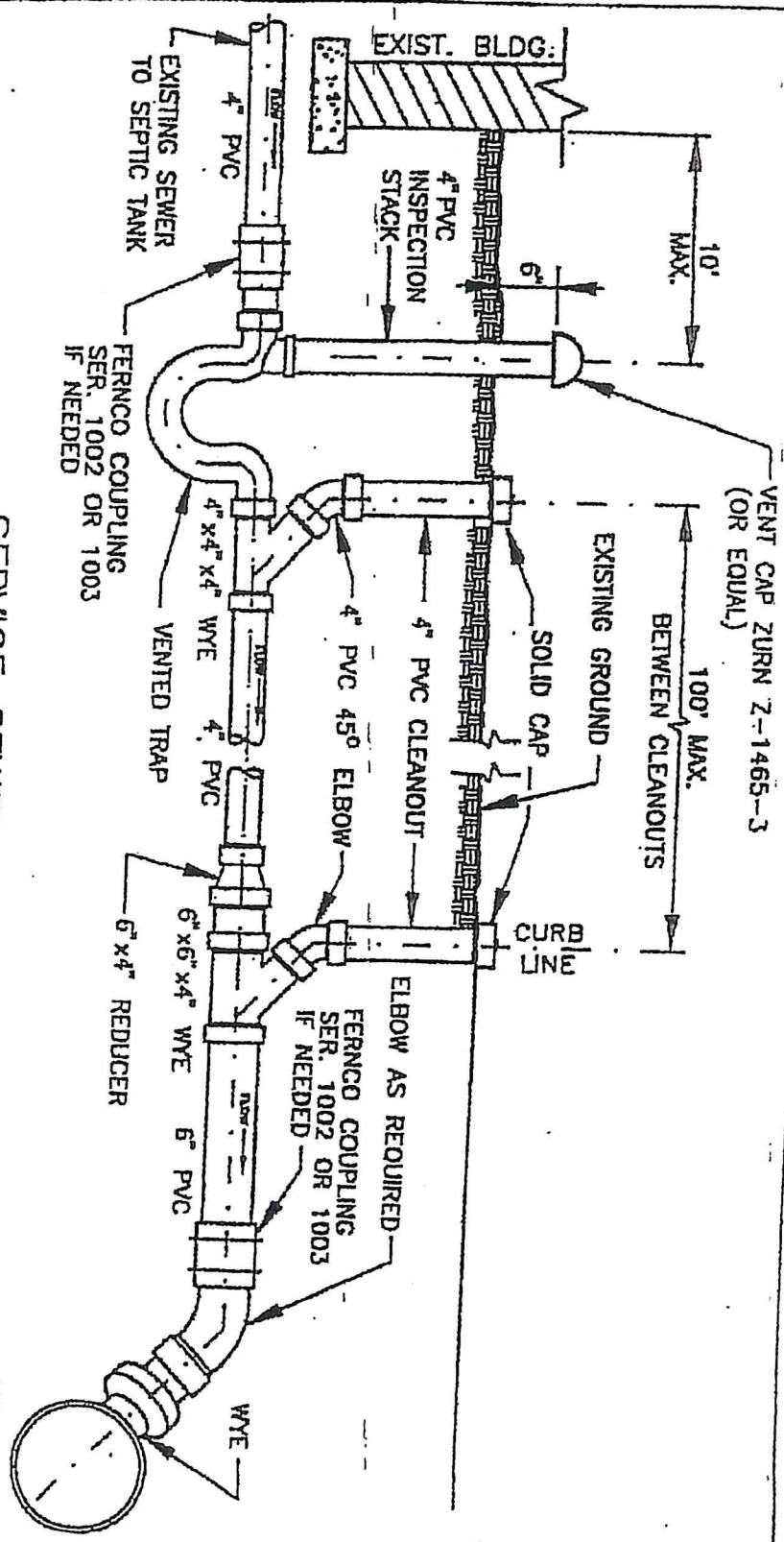
Irwin Borough

424 Main Street Irwin Pa 15642

Televised lateral Inspections and Dye Test

In 2017 Irwin Borough adopted rule and regulations which mandate the televised inspection of sanitary sewer laterals prior to the sale, transfer or refinancing of any property. Lateral lines are the homeowner's private sewer line that connects the home to the main line. The lateral inspection is in addition to the dye test that has been required for many years. The combined cost of the test is currently \$225.00 but is subject to change. The cost for the Borough lien letter is \$40.00, also subject to change. The cost of the dye test permit is \$20.00, also subject to change.

It is extremely important to schedule these test as soon as you decide to sell, transfer or refinance your property so as not to delay your closing. Paid requests for the test, as well as for the municipal lien letter, must be received in the Borough office at least 14 days prior to the scheduled closing. Forms and additional information are available at the boroughs office.



SERVICE SEWER - DETAIL

SCALE: NONE

NOTES:

1. SERVICE SEWER SHOULD HAVE MINIMUM
SLOPE OF 1/4" PER FT.(WHEN AVAILABLE)

APPROVED SERVICE SEWER TYPES

P.C.V. ASTM F 3034 (SCH. 40, SOLVENT
CEMENTED OR COMPRESSION GASKETS)
A.B.S. ASTM D 2751 (SCH. 40, SOLVENT
CEMENTED OR COMPRESSION GASKETS)

IRWIN BOROUGH
SERVICE SEWER STANDARD

DATE: 8-3-91

R.F. MITAL & ASSOC.



Irwin Borough Occupancy Inspection Checklist

\$50.00 Initial Inspection
\$25.00 Per Any Re-Inspection

The Borough of Irwin has required you to get an occupancy inspection based upon a real estate transfer or occupant/tenant turnover request. The following is intended to help communicate the process and give you the best information for the upcoming inspection. Please make sure the following items are prepared and ready for the inspector PRIOR to scheduling.

The intention of this inspection is to ensure that the minimum code standard for an occupancy permit (prior to issuance). This is NOT a home inspection and is not intended to replicate a civil home inspection process. Deficiencies found during the inspection process are reported to the onsite applicant or representative verbally and may be recorded directly to help resolve any issues or deficiencies. Once the inspector has all areas of the inspection completed, a hard copy will be sent to the property owner.

EXTERIOR

1. Gutters, storm water drainage, sidewalks, steps (including handrails), landings, gates, fences, and exterior lighting (illumination) must be in working order and all hazards are repaired in good working order.
2. A visible exterior address marker must be displayed at least 4 inch minimum from the street or roadway. Apartment dwellings must be clearly marked on the outside of the apartment for public safety.
3. All proper egress entryways, exit ways, and windows operate properly.

INTERIOR

1. Smoke detectors are present and operating in every sleeping area, hallway, common areas, and basement.
2. The proper rated separation between the garage and livable spaces or basements.
3. Carbon Monoxide detection must be present near any gas fired appliance. Examples but not limited to- Water tanks, furnaces, boiler systems, fireplaces. Also required in hallway area nearest to any sleeping area. Combination smoke/carbon monoxide detectors may be used in residential dwellings.
4. All pathways and emergency exit (egress) paths are opened and unobstructed. This may include but is limited to doorways, windows (ventilation) and basement windows.
5. All necessary mechanical and plumbing systems must be in operable and good working condition. This would include but not limited to, backflow preventers, check valves, drains, waste

systems, ventilation systems, and or thermal expansion tanks, furnaces, and air condition units. If they are not, please consult a licensed plumber to correct those issues prior to the inspection.

6. NO open, exposed, or unsafe wires, cords, or electrical junction boxes. If they are not, please consult a licensed electrician to correct those issues prior to the inspection.
7. Ground faults (GFCI) must be present where applicable: basements, garages, open areas near water sources, bathrooms, and kitchen areas.
8. All handrails must be graspable and installed properly near any steps or stairwells.
9. Fire extinguishers must be in working order, tagged, and current.

Commercial dwellings must have the proper life safety equipment, extinguishers, illuminations, exit signs, pathways, and egress. This also includes any panic hardware and proper accessible knobs and handles. If you need additional advice on existing life safety code or accessibility codes, please refer those directly with a Pennsylvania design professional such as an Architect or Engineer. The Borough or their third party cannot advise or recommend, and services or design advice.

Any residential or commercial CHANGE OR USE of an existing space or vacant space must be reviewed by and approved by a PA design professional. Applications must be accompanied with a sealed design plan.

Unsafe areas, structures, unpermitted or uninspected areas, uncertified structures, or change of use within the structure will require a sealed set of design plans to accompany the application. NO EXCEPTIONS.

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