

PROPOSED RESALE INSPECTION LIST

- Curb / Sidewalk Inspection – if a home has a curb and sidewalk that needs repair or replacement it would be required to do so prior to the issuance of a use and occupancy. Borough inspectors would mark the required areas for repair with white spray paint. *Please note that enforcement of the existing curb and sidewalk is presently done on a complaint basis. If a complaint is received regarding a damaged curb or sidewalk an inspection is done property owner notified for said repairs and failure to repair or replace within a reasonable timeframe would result in possible fines and the Borough performing the work and placing a lien on the property for the costs of said repairs.*
- Sewer lateral Inspection - the seller of the property would be required to hire a plumber to conduct a video inspection of the sanitary sewer service lateral and issue a certified report regarding the condition. *Act 537 of the Pennsylvania Department of Environmental Protection (DEP) requires local governments to adopt a corrective action plan to control overloading of the sanitary sewer system and one of the requirements is to remove stormwater from these types of sewer lines. This storm water and ground water entering the system inappropriately is referred to as Inflow and Infiltration (I&I). Below is the link to further information on PA DEP Act 537:*

<https://www.dep.pa.gov/Business/Water/CleanWater/WastewaterMgmt/Act537/Pages/default.aspx>

- Backflow preventer verification – this is a check valve located on the house side of the meter to prevent water from flowing in the opposite direction out of the home in the event of an emergency. Verification if water service line is constructed of Lead. Whether the service line is categorized as “Lead”, “Non-lead”, or “Lead Status Unknown”. This is a requirement of the Ambler Borough Water Company not because of restrictions of the Borough of Ambler. The Borough owns the water company that is why this it is a requirement. *Back flow preventors have been required as per the Pennsylvania Code Chapter 109 and the Safe Drinking Water of 1974. If your property has been bought since the 1980s or constructed after that year, chances are your property has a backflow preventor already installed on the property or the previous homeowner or agent may have failed to disclose this. In addition to the backflow preventor requirement the US EPA as of August 2022 is requiring Water Distribution Companies to provide an inventory of all customer lead and copper service lines by October 2024. Below is further information on Pennsylvania Code regarding backflow prevention requirements as well as the lead and copper service line inventory rules for US EPA:*

<https://www.pacodeandbulletin.gov/Display/pacode?file=/secure/pacode/data/025/chapter109/subchapGtoc.html&d=>

<https://www.pacodeandbulletin.gov/Display/pacode?file=/secure/pacode/data/028/chapter18/s18.73.html&d=>

<https://www.epa.gov/ground-water-and-drinking-water/revised-lead-and-copper-rule>

- Smoke and Carbon monoxide detectors - seller is required to sign a pre-closing affidavit on a form provided by the Borough which confirms the presence of working smoke and carbon monoxide detectors on each floor of the home, including the basement, along with any other details as recommended from time to time by the Fire Marshal. *This is already a requirement for resale of property in the Borough. Given the older housing stock in the Borough many attached homes were built without required fire walls in the Borough and this requirement benefits existing attached homeowners and new homeowners. While smoke detectors don't prevent fires, detecting them early helps prevent spread to neighboring properties.*
- House numbers, a minimum of 3 inches in height, have been installed and are easily seen from the street. *This is done for the benefit of homeowners, Wissahickon Volunteer Fire Company, Ambler Police Department, and local Ambulance Companies in the event of emergencies.*