



Braddock Hills Borough

1300 Brinton Road

Pittsburgh, PA 15221

Phone: 412-241-5080

Fax: 412-242-2860

Email: braddockhills1300@gmail.com

Application Fee: \$90.00

RESIDENTIAL / COMMERCIAL OCCUPANCY INSPECTION AFFIDAVIT

Based upon the local ordinance of Braddock Hills Borough, this affidavit is signed and notarized as a “where as / 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 requirements for occupancy according to the Commonwealth of Pennsylvania Uniform Construction Code. The Buyer and Braddock Hills Borough recognize that the Buyer is required to comply with all local codes and standards as described in the International Property Maintenance Code, the International Building Code, National Electric Code, and the Commonwealth of Pennsylvania Uniform Construction Code prior to an occupancy permit issuance.

The Buyer understands and agrees that neither this inspection agency, nor Braddock Hills have made or shall make any assumption, corrections, or changes to any language specifically to the work “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 and tenant report. Exterior property maintenance violation will be subject to a time limit for abatement determined by the Building Code Official and request their updated notice of violation.

Property Address: _____

Lot/Block: _____

Name of Buyer(s): _____

Contact Phone Number: _____ Email: _____

State of: _____ County of: _____

Signature of Buyer or Permit Holder

Date

Notarized by:

Building Code Official

AFFIDAVIT & CONDITIONAL USE FORMS

On behalf of Braddock Hills Borough which you seek to purchase or transfer real estate, you will be asked to submit an affidavit, signed and notarized, and conditional use form. Whenever a property, structure or occupied area may have violations of the property maintenance code, Braddock Hills Code of Ordinances, or perhaps the fire code, it may not be possible to abate all the known or unknown violations prior to a real estate closing.

The affidavit is a legal form which requires the Buyer(s) of a new structure to sign before a Pennsylvania Notary Public for the protection of the community of violations which may exist or be present during a real estate transfer.

The affidavit requires the signature to be notarized as legal protection that provides the community that an understanding of who is signing for the violations and taking responsibility. The violations will transfer to the new buyer(s) upon the real estate transfer, so having the proper legal person sign in front of a notary is best.

Completion of the affidavit and conditional use forms allows a transfer to take place and ensuring the Buyer(s) will assume responsibility and comply with the violations upon purchase.

Buyer(s) of transferred structures will have sixty (60) days from the Temporary Occupancy Permit issuance to make all necessary repairs that are in code violation. Additional time may be requested with proof of progress to the Building Code Official.

The Building Code Official and/or Braddock Hills Borough may require a building permit depending on the alterations, so please check first with the Building Code Official.

Please check with the Building Code Official prior to occupying a structure as it may be deemed unsafe until repairs are completed and structure is inspected.