

Point of Sale

Due to MN Pollution Control Agency (MPCA) regulation and the state of our Sewer System, The City of Vernon Center is under a MPCA Schedule of Compliance. This Point of Sale Inspection helps the City document its ongoing progress reduce ground water Inflow & Infiltration (INI) into the city sewer system which is necessary to comply with the MPCA schedule of compliance.

The purpose of the point of sale is to have a neutral party between the property owner(s) and the city to document any violations or corrections required to ensure a safe and compliant water and sewer systems. The point-of-sale inspections must be completed by a qualified contractor licensed for both water and sewer. The sewer point-of-sale requires a televised copy of the sewer lateral which must be provided to the city.

The point of sale also documents the status of the property's compliance with current city ordinance to help protect both the buyer and seller. All materials, deficiencies and conflicts must be listed in the comment section of the point-of-sale.

Objectives of Water Point of Sale Inspection:

- 1) Confirms all valves work and are not leaking.
- 2) Confirms the status of a water shut off after water meter is recommended. This provides another shut water off in an emergency and prevents the need to drain the entire structure when water meter repair is required.
- 3) Documents meter and valve distance from wall to identify cold weather issues and or potential damage.
- 4) Provides the City piping inventory, type of material to comply with Mn Department of Health (MDH) requirements.
- 5) Identifies any cross connections, as they violate city ordinance.
- 6) Confirms existence of back flow preventers.
- 7) Documents any other plumbing deficiencies found during inspection.

Objectives of Sewer Lateral Point of Sale Inspection:

- 1) Ensure that roof drains and leader are not connected to sewer system. It is recommended that roof drain outlets are far enough from the foundation to prevent clear water from entering basement of property.
- 2) Document existence and quantity of sump pumps and ensure they are not draining into the sanitary sewer. This is to prevent sumps are not draining into the sanitary sewer and also helps ensure the city has information to comply MN Pollution Control Agency (MPCA) requirements.
- 3) Ensure that no foundation drains attach to the sewer lateral.
- 4) Document the pipe material, condition or conflicts that may exist in sewer lateral from stack in structure to the city sewer main.
- 5) Updated televising footage of required sewer lateral service to verify condition of service. A copy of the televised footage must be furnished to the city.
- 6) Document depth of service.

NOTE: City reserves the right to refuse Point of Sale inspection forms that are not filled out completely or correctly and if televised footage is not furnished to the city.