

REALTORS

The Carroll Township Authority requires **at least five (5) working days notice** for the downspout/building sewer inspection. Inspections are preformed on Wednesday mornings by our staff. Frequently we are asked to perform these inspections on short notice due to unforeseen circumstances involving closings. We make every effort to accommodate these wishes but are not always able to do this.

When inspections are preformed very close to the closing date and a violation or problem is found, this further complicates the closing and sale of the property for all parties involved.

We suggest that once a property is listed with a realtor, that the downspout/building inspection be preformed well in advance of the sale. Contact the Authority office to schedule these. The Authority will honor these inspection results as long as a home is listed.

Please keep in mind that a representative of the family or realtor must be present at all times during the basement phase of the downspout/building inspection. Inside the basement, our inspectors are paying close attention to the condition of the basement sewers, checking for any indications of French drains, and water problems that may contribute to the infiltration of ground water into the public sewers. Internal inspection of basement sewers may be required with the Authority's closed circuit color television camera. Property owners have been required to replace basement sewers when they have found to be defective. This can be costly, thus the need to address such matters well in advance of the closing date.

A copy of the form with the information that we require to schedule an inspection and request a no-lien certificate along with the fees that are associated with each one can be found on our website. Also, enclosed is a list of procedures that have to be taken care of prior to the inspection date. **It is imperative that this information is passed on or shared with the respective agent or owners on their respective properties. Schedule your inspection at the time of listing or sale, not at closing.**

THANK YOU FOR YOU COOPERATION

CARROLL TOWNSHIP AUTHORITY