

CARROLL TOWNSHIP AUTHORITY  
RESOLUTION NO. 2 OF 2006

A RESOLUTION OF THE CARROLL TOWNSHIP AUTHORITY, COUNTY OF WASHINGTON, COMMONWEALTH OF PENNSYLVANIA ADOPTING RULES AND REGULATIONS PERTAINING TO THE INSPECTION OF SEWER LATERALS PRIOR TO THE SALE OF ANY PROPERTY LOCATED WITHIN THE AUTHORITY'S SERVICE AREA.

WHEREAS, the 2003 amendments to the Municipal Authorities Act permit the adoption of reasonable rules and regulations relating to sewer laterals and the inspection thereof prior to the sale of any property; and

WHEREAS, under the Municipal Authorities Act, authorities established by a second class township have the power to enter upon premises' within said authority's service area to inspect said sewer laterals; and

WHEREAS, it is the desire of the Carroll Township Authority to adopt reasonable rules and regulations as to said sewer laterals and the inspection thereof prior to the of any property within the Authority's service area.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Carroll Township Authority, County of Washington, Commonwealth of Pennsylvania, and it is hereby ordained and enacted by and with the authority of the same, as follows:

Section 1: That the following Rules and Regulations as to sewer laterals and the inspection thereof prior to the sale of property within the Authority's service area shall be enacted:

- a. All said inspections shall be scheduled at the time of listing for sale, not the actual sale. Every attempt shall be made to schedule said inspection as soon as possible.
- b. Said inspection requirement shall apply to any refinancings where a no-lien certificate is required to be issued.

- c. All building inspections shall be conducted only one day a week, Wednesdays, unless prior alternate arrangements are made. The homeowner or a responsible individual must contact the Authority's offices during business hours to schedule the inspection. Further, the homeowner or a responsible individual must be present at the time of said inspection in order to provide knowledge and information as to the location of the drains, downspouts, sanitary sewers, etc.
- d. And inspection shall be valid for the period of three (3) years, unless significant alterations are made to the plumbing and/or an addition is erected to the structure. The Authority reserves the right to require an additional inspection on properties suspected of having wet weather problems and issues.
- e. The following must be checked by the seller of the property, and corrected, if necessary, prior to the inspection:
  - i. That the outside sanitary sewer vent (mushroom cap) on the trap is exposed eight to ten inches above grade, and accessible; and
  - ii. The clean-out cap on the sanitary sewer, which is located next to the vent cap, must be fully exposed and accessible.
- f. Full access must be granted to the basement and/or crawl space of the residence/building in order for a full inspection. Further, the Authority staff shall have full access to the clean-outs on the sanitary sewer located within the basement. This area shall be free from obstruction by debris, furniture, stored materials, etc.
- g. The Authority shall make every attempt to perform a color video inspection (CCTV) of the private service connection on the exterior of the residence/building. The Authority shall also attempt a CCTV inspection of the basement sewers through a clean-out cap or drain in the basement of the residence/building.
- h. Any evidence of deteriorating pipe condition shall determine the pass or fail of the inspection. Further, any root intrusion, I&I, and/or illegal cross connection identified at the time of the inspection shall result in a failure of the inspection.

- i. When it is not practical to complete any required repairs or a correct a violation prior to the date of closing, sufficient funds shall be escrowed out of the closing costs to cover said repairs and guarantee the completion of the work.
  
- j. The following fees shall apply to said inspections:
  - i. A fee of \$30.00 shall be required for the building inspection performed as a result of the sale of a property; and
  - ii. There shall be no charge for the building inspection performed as a result of the refinance of a property.

RESOLVED this 21<sup>st</sup> day of December, 2006.