

## **INSTRUCTIONS FOR SEWER LATERAL INSPECTION**

On December 10, 2018 the Borough of Derry enacted Ordinance No. 782-18 "Requiring Inspection and Testing of Private Sewer Laterals Prior to the Sale or Transfer of Real Property and Establishing Procedural Requirements, Fees, Penalties, and Exemptions." On January 16, 2019 The Municipal Authority of the Borough of Derry adopted and approved this ordinance and lateral inspections commenced on January 17, 2019.

The mandatory property inspection requires that all sanitary sewer connections in Derry Borough, must undergo inspections at the time of sale or transfer. These inspections may include the condition of the exterior sewer lateral, air testing of any under floor or sale (non-visible lines, dye testing to determine all required fixtures are connected and to eliminate any illegal connections (i.e. sump pumps, downspouts, exterior drains, and foundation drains. No properties are "grandfathered" in and there are no exceptions or exemptions to the lateral sewer inspection requirement.

A critical requirement of the inspection involves the proper outside cleanout. If one is not present, one will need to be installed.

There is a \$150 fee required for the initial inspection and a \$50 fee for all subsequent inspections and testing. The fee along with the Application for Sanitary Sewer Lateral Line Inspection/Testing must be submitted to the Municipal Authority at least thirty (30) days prior to any sale or transfer of property. The fee is to be paid by the owner or applicant and is non-refundable once the inspection has been completed. The inspection will be scheduled within 10 days from receipt of the request. Any failures could result in the delay or cancellation of the property closing until which time the repairs and/or corrections can be made.

Certification of inspection results will be provided, corrections and/or repairs that are required, account balances and the existence of any liens against the property. Your closing company or attorney will typically obtain this document and present findings and retain funds for any unpaid balances.

Types of Inspections that may be completed by or in the presence of DBMA personnel and the property owner or representative.

- Locate and mark the vent and cleanout/inspection stacks
- Dye Test of downspouts, perimeter drains and exterior drains
- Confirmation that all required plumbing fixtures are connected to the sanitary sewer system
- Closed-circuit television (CCTV) of sewer service lateral (inside and outside)
- For any pipe located under the floor slab or foundation and cannot be visually inspected by CCTV and/or the integrity or type is questionable (e.g. terra cotta), the property owner/representative will be required to hire a plumber to conduct and air test or water column test of the lines in accordance with Derry Borough Ordinance requirements.

Items that will be required to be repaired prior to closing:

- Damages to the sewer lateral line
- Infiltration of ground water from damaged or broken under slab and/or foundation lines.
- Illegal connections such as downspouts, perimeter drains, exterior drains and sump pumps.
- Missing or damaged components such as missing stacks, traps, caps/plugs and roof vent caps must be repaired or replaced.
- Vents and cleanouts located in vulnerable areas (e.g. driveways) shall be recommended to have rigid structure for protection and may be flush with the finished grade.

How to prepare for the inspection:

- Locate all exterior drains, discharging locations, sewer and drain lines, clear any obstructions or debris around these locations to allow easy access by DBMA personnel.
- Clear away any basement obstructions (e.g. boxes, furniture, shelving) that may obscure or obstruct visual inspection to piping and fixtures.

Exemptions for inspections:

- For properties being sold or transferred, no inspection is required if the property was inspected within two (2) years of the current sale date unless there is a concern or suspicion of a problem.
- Refinancing
- The transfer of property between spouses

For additional information, questions or to schedule an inspection

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