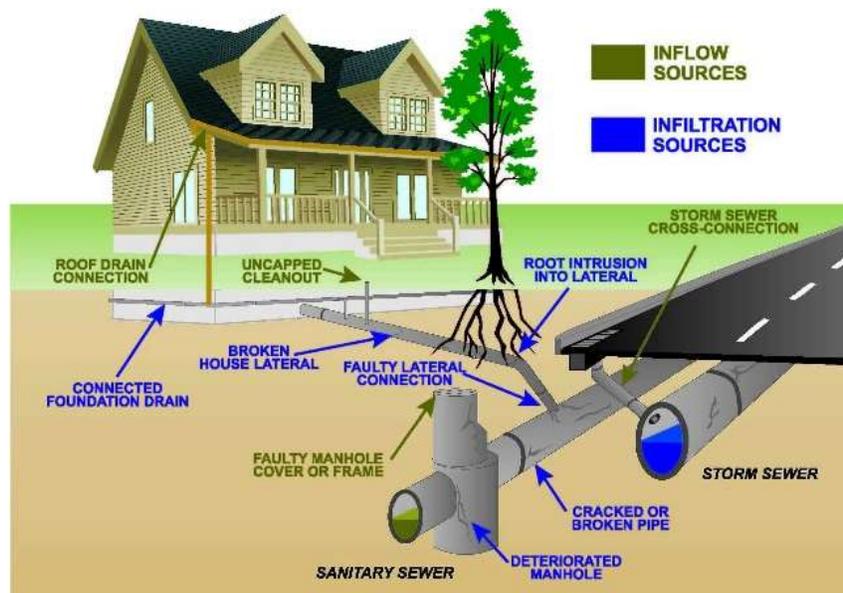


NHTMA

North Huntingdon Township Municipal Authority

Televised Lateral Inspections and Dye Tests



On May 1, 2008 the NHTMA adopted rules and regulations which mandate the televised inspection of private sanitary sewer laterals prior to the sale, transfer or refinancing of any property. Private lateral lines are the homeowner's sewer line that connects their home to the main line. The lateral inspection is in addition to the dye test and the combined cost of the tests is currently \$230. The cost for a municipal lien letter is \$30.00. (Rates are subject to change.)

NHTMA strongly encourages property owners to schedule these tests as soon as you make the decision to sell, transfer or refinance your property to avoid delaying your closing. Paid requests for the tests and the municipal lien letter, must be received in the NHTMA office at least 14 days prior to the scheduled closing. Forms are available on our website at www.nhtma.org.

What is a Municipal Lien Letter?

Municipal lien letters provide information for your closing company on the account balance, status of the inspections, and existence of any liens by NHTMA against the property as of the scheduled date of the closing.

What is a Televised Lateral Inspection?

The lateral inspection involves inserting a camera into the site tee, vent or cleanout of the properties private sanitary sewer lateral. NHTMA's crew and the property owner are able to view the inside of the lateral on a video screen. The absence of a fresh air vent or cleanout constitutes an automatic failure. Owners should locate these facilities prior to the inspection. Properties with a backflow preventer may need to be televised from within the home, and the owner or a representative must be present.

What is a Dye Test?

Dye testing involves placing a small amount of sewer tracing dye into the toilets, sinks, downspouts, area drains, laundry sinks, etc., and then flushing with water to determine if the facilities are properly connected. Sources of storm water, such as downspouts, stairwell drains, driveway drains, etc. are not permitted to drain into NHTMA's sanitary sewer system.

In the event your drains are not connected to NHTMA's sanitary sewers, it is likely that evidence of the dye could appear in your lawn, where these drains normally exit. The dye is non-toxic, it will not harm your lawn, landscaping or pets and it will disappear within a few days. Care should be taken to not walk on the affected area until the dye disappears, since the dye may adhere to shoes.

Please notify NHTMA if you have storm water sources connected to a cistern.



Are you Selling, Transferring or Refinancing???

The North Huntingdon Township Municipal Authority has adopted revised Rules and Regulations which require the inspection of private sanitary sewer laterals prior to the sale, transfer or refinance of any property effective May 1, 2008. The lateral inspection is in addition to the dye test, and the combined tests cost will be \$230. The cost of a municipal no lien letter is \$30.00

Private sanitary sewer laterals are the lines that carry sewage from a home or structure to NHTMA's main line located within its easement. Ownership and maintenance of this lateral is the responsibility of the property owner.

The purpose of the inspection is to locate defects within the lateral that permit I&I to enter the sanitary sewer system, overloading the system during rain events and allowing sewage to overflow, or causing basement flooding. I&I is groundwater that enters the sanitary sewer system through defects, cracks and leaks into the sanitary sewer pipes.

Test results remain effect and are valid for a five-year period. Repair procedures are available at www.nhtma.org.

Selling or Transferring

In the case of sales and transfers, defects that are identified in the inspection process must be repaired prior to the closing. Therefore, NHTMA recommends scheduling the inspection prior to placing a property on the market.

Refinancing

In the case of a refinances, defects that are identified in the inspection process must be repaired within one year. The owner will enter into an agreement with NHTMA prior to closing, but escrow is not required. When refinancing new construction that is less than five years old, no additional tests are required. Please note that home equity loans and home equity lines of credit are not considered refinancing and therefore are exempt from testing.



What If I'm Not Selling Transferring or Refinancing?

General Information and Special Project Areas

NHTMA is also testing private laterals in areas where it has repaired and/or replaced main lines, as well as throughout the Township in an effort to reduce inflow and infiltration (I&I) of storm water into the system.

- Property owners will be notified by letter prior to the private sanitary sewer lateral inspection.
- Property owners must have a representative present during the inspection of any inside plumbing, and are welcome to be present during the lateral inspection of the exterior lines.
- Defects that are identified within NHTM's easements and under roads will be repaired by NHTMA at no cost to the property owner.
- There is no cost to the property owner for the private sanitary sewer lateral inspection, unless the property is up for a sale, transfer or refinance.
- To conduct the lateral inspection, NHTMA personnel must have access to a site tee, cleanout or vent.

- Absence of any one of these facilities could result in a failure.
- If a backflow preventer has been installed by NHTMA at the property, it may be necessary for the crew to access the line from the interior of the home.
- Property owners will be notified by letter of the results of the inspection.
- Property owners will be given from 1 year to make the repairs with the exception of sales or transfers.
- When available, property owners may apply for grants to assist with the repairs, except in the case of a sale, transfer or refinancing. Information on grants is available at www.nhtma.org.



Why Are the Dye Test and Lateral Inspection Required?

Act 537 of the Pennsylvania Department of Environmental Protection (DEP) requires local governments to adopt a corrective action plan to control overloading of the sanitary sewer system and one of the requirements is to remove stormwater from these types of sewer lines. This storm water and ground water entering the system inappropriately is referred to as Inflow and Infiltration (I&I).

During severe storm events, the additional water being added to the system can exceed the sanitary sewer line's capacity, resulting in overflow conditions. The additional storm water, which may result in system overflows, can:

- Cause dilution of sewage and decrease the efficiency of treatment. Unnecessary treatment costs could raise the sewer service rates for all ratepayers.
- Lift manhole lids, allowing sewage to overflow into streams, streets, walkways, and yards therefore creating a health hazard.
- Cause basement flooding from backup of the sanitary sewer lateral. This flooding can cause extensive property damage and presents a health hazard.

I&I may occur without knowledge because sewage flow maybe fine. A working sewer line is not an indication of I&I. If your property is introducing any amount of I&I into the system, you are directly contributing to the problem. Studies have shown that 50% to 80% of I&I originates within the private sector.

If 30% of NHTMA's customers are contributing I&I, that equates to 3,750 properties. At just 2 gallons per minute per property, that amounts to excess flows of more than 10.5 million gallons per day, or over 6 times the normal "dry day" flows.

The Authority has determined that, under normal circumstances, the quality, character, and condition of the sanitary lateral can change significantly with the passage of time. Based upon industry standards, NHTMA has chosen to only require additional testing at a minimum of every 5 years.

NHTMA requires the tests on sales and refinancees for various reasons that include:

- It is a means of demonstrating to the lending institution and subsequent purchasers that the property has a functioning sanitary lateral that is not permitting I&I into the public sewage system and that there are no known violations at the time of the loan or sale and will not need costly repair or remediation.
- Many of the older homes in our area have terracotta lines that are susceptible to tree root infiltrations or cracks over time. Some homes are passed down for generations. With no sale there would be no tests. Therefore, the tests are also required on refinancees.

Our official Rules and Regulations are available on our web site, www.nhtma.org under "Customer Service – Policies & Procedures – Sewer Use Rules and Regulations", and the specific language requiring the lien letters and tests begins on page 17, paragraph 4.23.



How Do I Repair My Lateral?

If the inspection of your property's private sanitary sewer lateral reveals certain defects, you must make the repairs within a specified time period. You will be given a report that shows the results of the test. This document outlines the steps you should take to complete the repairs.

Before undertaking any repairs, or obtaining repair estimates, we strongly suggest that you schedule a time to review the results of the test with our System Superintendent or Supervisor. He will discuss the specific defects that were found, describe repair options, and if desired can show you the actual video inspection. You may want to have your potential contractor attend this meeting as well.

Prior to hiring a contractor, we urge you to obtain at least three (3) written estimates from local contractors, along with references. Please check these references carefully, and obtain a certificate of insurance from the contractor that you select to complete the work. The Authority cannot recommend specific contractors. ***Additionally you may also complete the repairs yourself, without hiring a contractor.***

You or your contractor must apply for a no-cost Re-Inspection Permit from NHTMA prior to beginning the repairs. You or your contractor must also make arrangements for the work to be inspected by the NHTMA before covering.

If, during the course of the repairs, you or your contractor has any questions or concerns about the condition of your lateral, please contact NHTMA immediately, and we will send a representative to the site.

*You have the right to appeal the results of the test to the NHTMA Board of Directors. This can be accomplished by sending a letter to the NHTMA General Manager, at the address shown at the bottom of this page. The General Manager will contact you to arrange a meeting with the Board. **The appeal should be made prior to making repairs on the line if at all possible so that the original condition of the line is intact.***

The Superintendent or Supervisor may be reached at our Youghiogheny Treatment Facility by dialing 412-751-4571.

The General Manager may be reached at 724-863-2860.

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