# Inspection Process and Requirements for the Municipal Authority of Westmoreland County Sewage Lateral Camera Test Prior to Property Sale/Refinance

## Introduction

The Municipal Authority of Westmoreland County (MAWC) requires a sewage lateral camera test to be conducted before the sale and refinancing of any property within its jurisdiction. This test ensures that the sewage lateral, the pipe connecting the property to the main sewer line, is in good condition and free of defects that could cause environmental or structural issues.

## Inspection Process

### Scheduling the Inspection

- Application and fee: The owner must submit an application and a $350 fee to MAWC to schedule the inspection.

- Scheduling: The inspection is performed by MAWC representatives. Inspections should be scheduled well in advance of the property sale to avoid any delays. On the day the inspection is scheduled, the homeowner will need to be present.

### Preparation for the Test

- Ensure that the property is accessible to the inspection team.

- Clear any obstructions that might impede access to the sewage lateral cleanout.

- The cleanout cap should be removed by the property owner or a licensed plumber.

## Conducting the Test

- The MAWC representative will insert a specialized camera into the sewage lateral through the cleanout.

- The camera will travel the length of the lateral to the main sewer line, recording footage of the interior condition of the pipe.

## Post-Test Procedures

- MAWC supervisor will review the camera footage and provide a detailed report. The camera footage is available on request.

- If defects are found, the property owner must arrange for necessary repairs before the sale/refinance can proceed.

What is a "failing" lateral?

According to MAWC, a sewer lateral is considered "structurally defective" and fails the inspection if it has conditions like, but not limited to the following:

Root intrusion

Separated joints

Broken pipes or cracks

Infiltration of groundwater or surface water

Illegal stormwater connections, such as downspouts, area drains, interior French drains, and sump pumps.

- After repairs are made and prior to any backfill, an MAWC representative must inspect the sewage lateral.

- A follow-up camera inspection will then be scheduled to verify that repairs have been correctly completed.

## Approval

- The MAWC will issue a certificate of compliance if the lateral passes the inspection and release the no-lien letters which are required for the property sale/refinance to be finalized.

## Conclusion

Adhering to the inspection process and requirements set forth by the Municipal Authority of Westmoreland County is crucial for a seamless property sale/refinance. Ensuring the sewage lateral is in proper condition protects not only the environment but also the structural integrity of the property and the community's public health. Property owners are encouraged to schedule the inspection well in advance and address any issues promptly to facilitate a smooth transaction.