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|  | Digital Copy [ ]  Written Report [ ] LAKEWOOD WASTEWATER AUTHORITYPOINT-OF-SALE SANITARY SEWER INSPECTION Date:       Permanent Parcel No.        |
| **Point-of-Sale Inspection Required for Storm Water Connections** |
| Section 5.19 of the Lakewood Wastewater Authority Rules and Regulations for Wastewater Collection and Treatment System Use (the “Rules”) prohibits various connections of sources of groundwater and storm water to the sanitary sewer system (the “System”).  To further the goal of reducing the expense of treating this unpolluted water, Section 5.19 requires that properties be inspected when they are sold to assure that there are no such connections to the System.  Prior to closing, the property owner must have the property inspected by a qualified inspector and an inspection report must be provided to the Superintendent of the Authority at least 5 days before closing.  If any connections are found, they must be corrected before the closing on the sale of the property or if, there are circumstances or conditions that prevent correction in this time frame, the Superintendent, in the Superintendent’s sole discretion, may allow the property owner to put an amount in escrow that the Superintendent determines to be sufficient to correct the violations.  Qualified inspector certifications will be valid for 3 years. A complete copy of Section 5.19 is attached to this form. |
| **Property Address** |
| Address:       |
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| **Owner Information** |
| Owner Name:       |  | Tel: (     )      -      |
| Address:       | City:       | State:       | Zip:       |
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| **Qualified Inspector Information** |
| Owner Name:       | License No.       | Tel: (     )      -      |
| Address:       | City:       | State:       | Zip:       |
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| **Inspection Certification** |
| **Roof drains and leaders**: Roof drains should not be connected to the sanitary sewer but should discharge to the ground outside of a building. If the roof drains are connected to the sanitary sewer, disconnect them, plug any open connections to the sanitary sewer using a non-shrink permanent material and redirect the roof drains onto the ground outside the building.Pass [ ]  Fail [ ]  Notes:       |
| **Foundation drains** are underground pipes that collect storm water from around the base of a building and into a sump basket, where it is then pumped outside of the building. Foundation drains should not be connected to the sanitary sewer.Pass [ ]  Fail [ ]  Notes:       |
| **Sump pumps** are designed to capture surface or ground water that enters basements or crawl spaces and pump it away from the house. The basic sump system includes drain tile, a sump pit, a sump pump, a float or switch, and a drain line. Sump pumps should not be connected to the sanitary sewer.Pass [ ]  Fail [ ]  Notes:       |
| **Sanitary Sewer Inflow & Infiltration (I/I) Compliance Inspection Sanitary Sewer Lines**. All sanitary sewer lines serving Property, from any structure to the main line, shall be in a safe and functional condition and shall be free from all leaks, failures, but not limited to, sags, partially collapsed sections, or tree root intrusion. The sanitary sewer lines shall meet the Authority Code standards and specifications provided by the Rules.Pass [ ]  Fail [ ]  Notes:       |
| **Floor Drains**. Floor drains that drain the floor of a structure should not be connected to the sanitary sewer but should be discharged to the ground outside of a building by means of a sump pump that is not connected to the sanitary sewer or by other means.Pass [ ]  Fail [ ]  Notes:       |
| **Other Sources of Unpolluted Water.** Note whether any other sources of unpolluted water were detected by the inspection.      |
| **Qualified Inspector Certification** |
| The undersigned hereby certifies that the undersigned has inspected the property identified above and that the above information is true and correct lo the best of my knowledge:**Qualified Inspector Signature:**   **Date:**   |
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| **Property Owner Certification** |
| The undersigned hereby acknowledges the requirements in Section 5.19 of the Rules. All deficiencies discovered during the inspection shall be disclosed and corrected prior to Closing. The undersigned hereby certifies that the above information is true and correct to the best of his/her knowledge:**Owner’s Signature:**   **Date:**   |
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| **Grant of Additional Time for Correction** |
| [ ]  The Superintendent of the Lakewood Wastewater Authority determines that circumstances and/or conditions prevent correction of the conditions disclosed above prior to the time of closing on the sale or transfer of the property identified above and that $      shall be placed in escrow to correct the violations identified above within 12 months of the date hereof.**Superintendent’s Signature:**   **Date:**   |
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| The Seller hereby certifies that $      has been placed in escrow and will be used to correct the violations identified in the Inspection Certification and Report within 12 months of the date specified above.**Property Owner’s Signature:**   **Date:**   |
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| **Certification of Correction** |
| I, a qualified inspector, certify that the following violations of Section 5.19 of the Rules identified in the Inspection Certification and Report have been corrected as follows: |
| [ ]  Roofdrains and leaders Date:      Comments:       |
| [ ]  Foundation Drains Date:      Comments:       |
| [ ]  Sump Pumps Date:      Comments:       |
| [ ]  Sanitary Sewer Inflo and Infiltration Date:      Comments:       |
| [ ]  Floor Drains Date:      Comments:       |
| [ ]  Other Date:      Comments:       |
| **Qualified Inspector Signature: Date:**  |

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|  | LAKEWOOD WASTEWATER AUTHORITYPOINT-OF-SALE SANITARY SEWER INSPECTIONWritten Report Date:       PID No.        |

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| **Property Address** |
| Address:       |

Person Performing Inspection:

Weather Conditions:

Approximate Depth of Service:

Type & Size of Service:

Condition of Service Pipe:

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| Please note all connections, fittings, points of concern on service line, including infiltration, street root, cracks, misaligned joints, etc.**This report must include a digital copy of the televising.** |
| **Feet** | **Comment** |
| Example:01-15 | Start from 4” Clean out in NE Corner of Basement.Misaligned joints causing infiltration. |
| 0Total Footage:      |       |
| Location of discharge point for foundation drain/roof drain/sump pump:       |
|  |
| Person Performing Inspection:  Signature | Date:       |

5.19 Connection to Sources of Unpolluted Water Prohibited. No connection of roof down-spouts, exterior footing, foundation or perimeter drains, areaway drains, Storm Drains, sump pumps, residential floor drains**,** swimming pools or other sources of Storm Water, surface runoff, groundwater or other Unpolluted Water to a Building Sewer which in turn is connected directly or indirectly to any Public Sewer shall be made or allowed to exist.

1. Any connection prohibited by this Section shall be permanently disconnected at the sole expense of the owner of the premises within 60 days of discovery of the connection or of being ordered to make such disconnection or repair by the Superintendent.
2. Not less than 5 business days before the closing on the sale or conveyance of an interest in real property connected to the POTW, the seller or transferor shall provide the Superintendent with an inspection report demonstrating compliance with the requirements of this Section. Any violations of this Section disclosed by the inspection shall be corrected prior to the closing of the sale or conveyance of the property, or if, in the sole discretion of the Superintendent, there are circumstances or conditions that prevent the timely correction of any violations, a sum sufficient to correct the violations and approved by the Superintendent is placed in escrow to pay the costs of correcting any violations pursuant to an escrow agreement approved by the Superintendent. Any violations disclosed by the inspection must be corrected within 12 months of the filing of the inspection report with the Authority. Inspection reports required by this Section shall be valid for a period of 3 years from the date of the report.
3. If a property is sold and the inspection required by this Section is not provided to the Superintendent prior to closing, the Superintendent shall give the new owner of the real property notice that the Property Owner has 30 days to provide the required report and an additional 30 days to correct any violations disclosed by the inspection, or if, in the sole discretion of the Superintendent, there are circumstances or conditions that prevent the timely correction of any violations, a sum sufficient to correct the violations and approved by the Superintendent is placed in escrow to pay the costs of correcting any violations pursuant to an escrow agreement approved by the Superintendent. Any violations disclosed by the inspection must be corrected within 12 months of the filing of the inspection report with the Authority.
4. The Superintendent shall have the power to order at any time, the removal of connections that are discovered to be in violation of this Section.
5. Whenever a property or Structure is first connected to the POTW, the Property Owner shall provide the Superintendent with an inspection report demonstrating compliance with the requirements of this Section.
6. Inspection reports required by this Section shall be performed by an inspector whose qualifications are acceptable to the Superintendent and shall be in a form and use such methods of inspection as are acceptable to the Superintendent.
7. The cost of correcting any violations under this Section, including the costs of remedies ordered by the Superintendent or any court in a civil or criminal proceeding, shall be the responsibility of the Property Owner and shall constitute a lien on the property, that if not paid within 30 days of an invoice therefore, shall be certified to the tax assessing officer of the Constituent Municipality where the property is located for collection as provided in these Rules and Regulations.
8. Any person who makes a connection prohibited by this Section, fails to comply with an order of the Superintendent authorized by this Section or otherwise violates this Section shall be liable for a Municipal Civil Infraction. Any person who continues to violate this Section may be charged with such civil violations or criminal charges as are provided for violation of these Rules and Regulations.
9. The remedy for any Municipal Civil Infraction under this Section shall include the power to order that the Property Owner bring the real property into compliance with this Section or authorize the Authority to remedy the violation and order that the cost of the remedy be paid by the Property Owner.
10. A court of competent jurisdiction in any criminal proceeding may issue a mandatory injunction to compel the Property Owner to show proof that the property is not in violation of this Section; to correct the violation or to authorize the Authority to remedy the violation and order that the cost of the remedy be paid by the Property Owner.
11. Whenever any infiltration of water entering a Building Sewer (or other facility) which connects to a Public Sewer from the ground through such means as, but not limited to, defective pipes, pipe joints or connections is detected, the Superintendent may order that such condition be corrected and the cost of correction shall be the responsibility of the Property Owner in such manner as other costs provided in this Section.

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