

## **The Sewer Test**

All sellers should be made aware by their real estate agent that the local Public Utility Districts in the Tahoe Basin (NTPUD / TCPUD) will require, as a condition of closing escrow, that all sellers have their sewer lines tested by the appropriate agency. The test is conducted by any number of private firms (TAPCO is the most commonly-used company). The testing company will block the clean-outs at the house and at the street; if an older home does not have clean-outs, the company must install them. The sewer line is then pressurized to see if it holds the pressure for a prescribed time period.

The sewer test is mandated by local Ordinance 100 in the TCPUD and Ordinance 175 in the NTPUD and is required to pass *as a condition of closing the escrow*. It is the responsibility of the seller to provide the clearance to the escrow company prior to the close of escrow. Typically the real estate agent will arrange the test.

In the rare event that the test does not pass, meaning there is a leak somewhere in the line, it must be repaired as a condition of closing the escrow. In the event the line cannot be repaired by COE, (typically a winter situation) the utility agency will withhold an inflated estimate of what it would cost on a per square foot basis to replace the entire line; until the repairs are completed. In the vast majority of failed tests, only spot repair is required using by a fiber optic camera.