

St. Joseph County Health Department

“Promoting physical and mental health and facilitating the prevention of disease, injury, and disability for all St. Joseph County residents”

PROPERTY TRANSFER SEPTIC AND WELL INSPECTION REPORT

Address inspected: _____ Date of inspection: _____

WHAT DOES THIS INSPECTION REPORT MEAN?

This inspection is required by County Code 24.22 prior to the sale of any property with an onsite septic system or water well. This inspection is based on visual observations of specific items that the Health Department considers important to evaluate for the purchase of a property. However, this is not an all-inclusive inspection. **Passing the inspection does not guarantee the systems will continue to function correctly in the future.** There are many factors that can affect the operation of the system such as the number of people using the system and how well it is maintained. **If the buyer has concerns about the condition of the septic system they may have a more thorough inspection performed.** All inspectors must be licensed by the Health Department. The buyer must receive this report at least three days prior to closing.

SEPTIC INSPECTION CONCLUSIONS (CHECK ONE)

The septic system **passed** the inspection. This means that the systems appeared to be functioning correctly at the time of the inspection. _____

or

The septic system **failed** the inspection and is in need of repair or replacement (see items circled “failed” on Page 2). _____
The Health Department recommends but does not require that the cause of the failure be corrected immediately. The Health Department may order the system be repaired or replaced at a later date if the cause of failure is not corrected. All work must be performed in accordance with the requirements of the Health Department.

CAUTIONARY STATEMENTS

The following items listed on Page 2 could not be inspected for the reason listed.

The system **passed the inspection**, however, conditions were observed that may indicate a **potentially significant problem** and a more thorough inspection is recommended as defined below. _____ Yes _____ No

Describe recommended inspection (such as excavate d-box or take cores of absorption area) and reason for the recommendation:

The decision on whether to conduct a more thorough inspection is at the buyer’s discretion.

DRINKING WATER INSPECTION CONCLUSIONS (CHECK ONE)

The visible portions of the drinking water well **passed** the inspection. This means that the section of the well that is above ground is intact and protected from surface water. _____

or

The visible portions of the drinking water well **failed** the inspection (see item checked circled on Page 2). _____
This means the section of the well that is above ground must be repaired within 45 days of the sale of the property.

If the property has a drinking water supply well, **the buyer will receive the results of water tests** at least three days prior to closing. If the drinking water does not meet National Primary Drinking Water Standards for the items tested, the system must be disinfected or a treatment system must be installed, usually under the kitchen sink, as determined by the Health Department.

These inspections and tests are not an evaluation of how well the drinking water system works but rather whether it has water quality problems that occur in St. Joseph County.

INSPECTION RESULTS

Septic Inspection. The system shall fail the inspection if it fails any of the following (circle pass, fail, or N/A).

- | | | |
|--|------|-----------|
| a. The tank has safety secured tight-fitting lid. | Pass | Fail |
| b. The tank is concrete on all sides or an approved plastic tank, is structurally sound, and holds effluent. | Pass | Fail |
| c. The tank is less than 1/3 full of sludge and scum levels are no more than 5 inches thick. | Pass | Fail |
| d. The tank is sufficiently level to operate correctly. | Pass | Fail |
| e. The invert of the outlet pipe in the tank is at or slightly above the effluent level. | Pass | Fail |
| f. The baffles in the tanks are intact and functioning correctly. | Pass | Fail |
| g. The tank does not show signs of excessive staining above the invert of the outlet pipe. | Pass | Fail |
| h. The pump and alarm operate correctly (circle "N/A" if the system is not pump assisted). | N/A | Pass Fail |
| i. The effluent filter is working correctly (circle "N/A" if no filter exists). | N/A | Pass Fail |
| j. There is no apparent soil settling or saturation over the d-box which indicates collapse or damage. | Pass | Fail |
| k. There is no effluent on top of the tank, on the ground, or in a surface water body. | Pass | Fail |
| l. Effluent flows freely into the tank when 35 gallons of water are placed into the tank from the structure. | Pass | Fail |
| m. Effluent flows freely out of the tank with no runback when 35 gallons of water are placed into the tank. | Pass | Fail |
| n. Excessive runback does not occur when the tank is pumped (circle N/A if it was not pumped). | N/A | Pass Fail |
| o. Probing the absorption area shows normal liquid levels and biomat formation. | Pass | Fail |
| p. The system does not discharge to a stream, tile, ditch or the surface to dispose of waste. | Pass | Fail |

Water Well Inspection: The system shall fail the inspection if it fails any of the following (circle pass, fail, or N/A).

- | | | |
|---|-----|-----------|
| a. The wellhead (aboveground pipe) is not damaged and has a water tight cap (circle N/A if there is no well or it is below ground). | N/A | Pass Fail |
| b. The well is protected from surface water runoff (circle N/A if there is no well or it is below ground). | N/A | Pass Fail |
| c. Distance between onsite well and the onsite septic distribution field: | N/A | _____ ft |

SKETCH AND DRAWING

The inspector shall attach a copy of the most recent approved septic permit drawing obtained from the Health Department if a drawing exists. **If the conditions observed in the field are different than the drawing obtained from the Health or no current drawing exists**, the inspector shall attach a neatly drawn sketch showing: the approximate distances from the nearest structures and property boundaries to the septic tank; the location of all tanks; absorption area; and potable water wells.

SIGNATURE OF INSPECTOR

Signature of Licensed Inspector	Company Represented	Date
---------------------------------	---------------------	------

IMPORTANT NOTICE TO BUYERS ABOUT SEPTIC SYSTEMS

The routine maintenance of the septic system is an important factor in preventing the contamination of your drinking water and the high cost of replacing your septic system. Please contact the Health Department if you are not familiar with the operation of septic systems. A septic system can be destroyed in only a few months if it is used or maintained incorrectly. **Please, at least do the following:**

- **Only put human waste and food down the drain. A septic system is not designed to treat any other type of waste.**
- **Never put medicines or chemicals down the drain. Put them in the trash or they may end up in your drinking water.**
- **Do not put fats, oils, or grease down the drain. They will destroy your system.**
- **Use your garbage disposal sparingly. Put as much food as you can in the trash.**
- **Fix leaky faucets and toilets quickly. They may overload and destroy your system.**
- **Do not wash many loads of clothes on the same day. This may also overload and destroy your system.**
- **Have your septic tank pumped at least every three years. Have it pumped more often if you have a large family or you use the garbage disposal extensively. This will help your system last longer.**

Additional information on how to protect your septic systems is available by contacting the Health Department at 574-235-9721 and at the Health Department WEB site at: www.stjosephcountyindiana.com/sjchd/environmental.htm.