

Lake County General Health District

Voluntary Point of Sale Program for HSTSs

Dan Lark, REHS (EH Director)

Chris Loxterman, REHS (EH Supervisor)

Dan Sinclair, REHS

Dylan Kager, REHS

Kristi Pinkley, REHS

Grant Hochstetler, REHSIT



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Voluntary Point of Sale Program

- Not mandated by LCGHD at this time
- Home buyer may request
- Inspection doesn't restrict transfer of property
- May be required by local jurisdictions
- LCGHD does not validate third party inspections – must be registered with LCGHD
- POS evaluations trigger entry into O&M



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Requirements & Scheduling

- Application & Fee:
 - \$245 for HSTS evaluation only or \$297 if also includes PWS evaluation & sample
- Mondays, Tuesdays, or Wednesdays only
- Homeowner/Adult Representative must be present for 1st day of evaluation for access
- Minimum 8 day turn-around – Dye Checks



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LCGHD will not evaluate if:

- Snow Depth exceeds 2 in
- Grass & Brush exceeds 12 in
- Not been continually occupied past 90 days
 - If Vacant, must re-occupy 90 days prior to evaluation
- Septic Tank or ATU pumped within 1 month prior to or 1 week after dye test
- Escrow



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Can only evaluate what we see

- Strongly recommend that all exterior system components (Tank Lids, D-Boxes, Etc.) be located and accessible
- LCGHD maintains records of system location and maintenance (as available)



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Evaluation Process



- Visually inspect plumbing fixture connection to building drain line
- Dye-testing to identify public health nuisances
- Visual inspection of exposed components for basic operational conditions
- Pass/Fail basis, with recommendations/orders
- Mechanical/Discharging systems



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Potential signs of failure

- Flooding or high water level in any component – tanks, distribution boxes (clogging downstream)
- Black/grey water surfacing on the ground
- Confirmed through dye test
- Very wet mushy soil at ground surface
- Septic odors
- Alarms



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Signs of Failure – Flooded Tanks or Distribution Boxes or Back-ups



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Signs of Failure – Sewage Surfacing



The grass is greener...
where you fertilize it.



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Signs of Failure – Dye Surfacing

Found through dye test performed as part of Point of Sale Evaluations



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Follow Up & Enforcement

- If no pump reports on file, pumping is required (or other O&M requirements)
- Not force homeowners to upgrade systems based *solely* on age of system
- If nuisance condition, legal orders for
 - Repair
 - Replacement
 - Connection to sanitary if easily accessible



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Questions?



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Thank You!

Contact Information

Dan Lark, REHS
EH Director
5966 Heisley Rd.
Mentor, OH 44060
(440)-350-2860
dlark@lcghd.org

Chris Loxterman, REHS
EH Supervisor
5966 Heisley Rd.
Mentor, OH 44060
(440)-350-2551
cloxterman@lcghd.org

Dylan Kager, REHS
5966 Heisley Rd.
Mentor, OH 44060
(440)-350-2842
dkager@lcghd.org

Dan Sinclair, REHS
5966 Heisley Rd.
Mentor, OH 44060
(440)-350-2435
dsinclair@lcghd.org

Kristi Pinkley, REHS
5966 Heisley Rd.
Mentor, OH 44060
(440)-350-2947
kpinkley@lcghd.org

Grant Hochstetler, REHSIT
5966 Heisley Rd.
Mentor, OH 44060
(440)-350-2464
ghochstetler@lcghd.org



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