



Lake County General Health District

5966 Heisley Road Mentor, Ohio 44060

www.lcghd.org

Painesville: (440) 350-2543 Cleveland: (440) 918-2543 Madison: (440) 428-4348 x2543 Fax: (440) 359-6186

Application for a point of sale evaluation of an existing Household Sewage Treatment System, and/or Private Water System

Property Address: _____ City: _____

Zip: _____ Homeowner Signature: _____

Number of bedrooms: _____ (property owner or legal agent required to sign this form)

The Property has: (mark one of each) HSTS Sanitary sewer Public water PWS

Applicant's Information:

Name: _____ Phone#: _____

Address (if different): _____
City _____ State _____ Zip _____

Person responsible for providing access to the property:

Name: _____ Phone #: _____

Person to receive report:	Person to receive report:	Person to receive report:
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Name: _____	Name: _____	Name: _____
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Address: _____	Address: _____	Address: _____
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City: _____	City: _____	City: _____
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State/Zip: _____	State/Zip: _____	State/Zip: _____
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Email: _____	Email: _____	Email: _____
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Fax: _____	Fax: _____	Fax: _____
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Services Requested:

Evaluations:

<input type="checkbox"/> Household Sewage Treatment System Evaluation \$245	<input type="checkbox"/> Private Water System \$70.00 (Mon-Thurs Only)
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<input type="checkbox"/> Household Sewage Treatment System & Private Water System \$297

<input type="checkbox"/> Private Water Sample re-sample \$60	<input type="checkbox"/> Private Water System for Foster Homes \$25
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***Please read General Information on HSTS Evaluation on backside of page**

***Private Water System (PWS) only includes the sampling and analysis for bacteria in the drinking water.**

Drinking water analyses: Additional testing parameters are available at an added cost. Please contact our office at 440-350-2543 for more information and pricing.

Office use only

Received by: _____
 Date: _____
 Cash
 Check # _____
 Receipt # _____

Total Fee Due: \$ _____

General Information for Existing Household Sewage Treatment (HSTS) Review

- A) The evaluation of a home sewage disposal system is not required by law in Lake County when a home is sold, but is performed on a request basis. The requestor can hire a private registered Lake County Service Provider to conduct the evaluation. A list of providers is available upon request.
- B) Fees (less a handling charge) may be reimbursed prior to inspection. Once the initial trip is made (regardless of results) the fee will not be returned. Refunds will take at least 30 days due to auditing requirements.
- C) If sewage system malfunctions are found during an evaluation (surfacing, or discharge of improperly treated sewage effluent) which indicate a possible public health hazard or nuisance, **LEGAL ORDERS will be issued for correction**. If sanitary sewers are accessible to this property, **ORDERS will be issued for connection**.
- D) Home sewage system evaluations are normally performed on Monday, Tuesday, and Wednesday only. The specific test date is at the discretion of the field sanitarian, dependent upon conditions found at the site. It is necessary that someone be present at the time of evaluation. A dye test will be performed that necessitates entry to the home. After this form has been submitted, arrange for an appointment with the sanitarian who will be conducting the evaluation.
- E) Sewage evaluation results will not be available for at least eight days following the service due to dye testing. Please schedule your requests accordingly. In some cases when a home sale is involved, buyers and sellers can agree to put sufficient funds for system repairs in escrow to permit loan closing when weather or other factors have caused delays in evaluations.
- F) Evaluation results will only be reported on Health District provided forms and will be mailed to the requestor and/or desired individuals. Evaluation requests and results are public record of the Health District.
- G) The evaluation, where a home is involved, will not necessarily determine if the applicable systems are installed within the legal boundaries of the subject property.
- H) No sewage system evaluation will be conducted when snow depth exceeds two inches or if grass and brush exceeds 12 inches. No sewage evaluations should be requested where any septic or aerobic treatment tank(s) will be pumped one month preceding or one week after the dye test.
- I) The opinions that are given as a result of this application are rendered without complete knowledge or observation of some of the individual components of the home sewage disposal system and applies only to the date and time the evaluation is conducted. This opinion does not grant or imply any guarantee or warranty of the future performance of the home sewage disposal system.
- J) If the home is unoccupied, water will be metered and flushed over the course of three days into the system at a rate of half the daily designed flow (daily flow = 120gal per day/per bedroom). Access to water from the house will be required. Water will be flushed from inside the home or through access from an outside spigot and flushed directly into septic tank. **Daily Design flow Example: 5 bedrooms = 600 gallons per day. ½ daily design flow 300gal/3days = 100 gallons**

Occupied vs. unoccupied inspection differences

Inspection for an occupied home

Inspection for an unoccupied home

	Inspection for an occupied home	Inspection for an unoccupied home
Accuracy	A true test of the system's capacity, as the inspector can assess how it handles a household's typical water output over several days.	May fail to identify problems because a dormant system can temporarily hide drain field or other issues.
Loading	Testing the system with normal water usage, including laundry, is part of the inspection.	For a system that has been vacant, an inspector may need to manually add hundreds of gallons of water to mimic regular usage and perform a hydraulic load test.
Seller's advantage	The seller has a better understanding of the system's history and potential issues, which must be disclosed.	The seller can appear unaware of any problems, as the vacant status may have masked symptoms like slow drains or sewage backups.
Buyer's risk	If the system has issues under normal load, they are more likely to be found during the inspection.	Buyers risk discovering costly problems with the septic system after they move in and begin regular water usage.