



## Fact Sheet for Real Estate Inspection

Upon receipt of this completed application with fees, an appointment will be scheduled for the inspection. Real estate inspections are conducted on Mondays, Tuesdays and Wednesdays only, due to laboratory restrictions on water sample holding times. Applications should be submitted as early as possible since the process can take as long as three (3) weeks to complete for any of the following reasons: the well may need to be disinfected and retested; plumbing repairs may be necessary; the septic system may need repairs, replacement and/or cleaning.

- Real estate inspections by the Columbiana County General Health District are required on all one, two or three family dwellings using a septic system and/or private water well.
- **If a sewage system is determined to be malfunctioning at the time of inspection, repairs or replacement will be required.**
- No evaluation will be conducted if ground cover excessively obscures leach field (to include but not limited to high grass, snow cover or leaves). The inspection will be scheduled when the ground cover is removed.
- Any facts, diagrams or records that can be provided may expedite the real estate inspection.
- The septic tanks must be located and the inspection port lids must be removed for the inspection. Running water must be available to check the plumbing and flow to the septic tanks.
- Pumping of the septic tanks immediately prior to, or during the dye test will invalidate the sewage system test and a new test and fee will be required.
- Disinfection (chlorination) of the water well prior to the water sample will invalidate the water test and a new test and fee will be required.
- When tanks are pumped and inspected by a registered tank cleaner after completion of the dye test, a pumper's report must include the tank(s) capacity, baffle condition and type of tank construction (brick, concrete, etc.) and if any runback was observed.
- Dye test observation period may be up to 14 days depending upon water usage and system design.
- If the evaluation is not completed within three (3) months from the original date of application due to lack of information provided by the applicant, the application will be returned as invalid.
- All questions and results must be directed through the designated contact person who is listed on the **Application for Evaluation of Home Sewage System and/of Water Supply** form.
- Under no circumstances will an inspector enter a residence unaccompanied.
- If an aeration system is in place, the applicant must furnish the health department a copy of a service/maintenance contract for the system. **Aeration systems without a service contract/maintenance contract will not be approved.**

- If the inspection is scheduled and the inspector finds that the property is not ready for the inspection (tank lids not removed, running water not available) a re-inspection fee of **\$35** may be charged.
- The Columbiana County General Health District will consider the seller as the financially responsible party for any repairs/replacement of the septic system, plumbing system and private water system unless the seller furnishes written documentation that the buyer is responsible for the repair cost.
- Vacant/unoccupied homes must be inspected prior to transfer. Due to the non-use of the septic system, it may not be possible to evaluate the functioning of the leach device at the requested time of inspection. A re- evaluation may be required within sixty (60) days of the occupancy of the home. Any deficiencies in either the septic, plumbing or water systems must be completed in accordance with all applicable regulations.
- The sanitarians evaluation does not determine the property boundaries, the location of wells with casings that do not extend above grade, or whether the sewage disposal system traverses the boundaries of the property being inspected.