

Basic Information regarding Real Estate Inspections

Sewage Inspection Fee:	\$ 95.00
Water Sample Fee	\$ 63.00
Combined Service Fee	\$158.00

We provide real estate inspections for homeowners who are selling OR for people wishing to purchase a home. Normally these are requested by the real estate agents. These are NOT required to be done by the health department. This is a service to perform when requested.

SEWAGE INSPECTION

We check our files to see if we have a permit on file of the sewage system serving the home. If we have a permit, we can mark on the report what the system consists of so the new homeowner will have some idea of the required upkeep of the system. We will also notify them of the age of the system and average life-span so they are aware of possible failure in the near future. **We require the septic tank cleanout and the distribution and/or splitter box lids be at the surface of the ground. If they are not, they must be brought to grade before we will do the inspection.** We then check to see that the tank has been pumped and if not, we request that the tank be pumped. If we locate an aeration-type system, we check to be sure the motor and timer are operating correctly. If there are deficiencies with either of these, they must be replaced and/or placed on an operation/maintenance program. If we find a system that is not operating, it will be required to be fixed or replaced.

WATER INSPECTION

We collect a water sample for bacteria testing. Other parameters such as lead, nitrate, nitrite, etc. may also be tested for upon request. We will inspect the plumbing of the home, if possible, and check to be sure it is properly connected to the septic system. If it isn't, we request that the plumbing be connected. The overall condition of the well (if there is one) will be evaluated and upgrades will be required if a well is in a pit or buried or if there are other deficiencies noted with the current well.