



Application: Home Sale Evaluation for Homes with Household Sewage Treatment Systems

Updated 8/31/2023

Fee: \$350 for home sale evaluation.

Lorain County Public Health (LCPH) provides evaluation services for Household Sewage Treatment Systems (HSTS). Evaluations are often requested during real estate transactions, but these services are available at any time. The evaluation includes a review of any LCPH records and an on-site evaluation of the system to verify it is operating properly and not creating a public health nuisance. An LCPH Registered Environmental Health Specialist conducts the evaluation and reports any observed problems, concerns, and requirements for repair/replacement, in addition to a timeframe for corrections.

Before the evaluation:

1. Prepare the HSTS by exposing the access covers to all septic tanks, compartments of the aeration system, dosing/lift pump, diversion/splitter boxes, sampling well, etc.
LCPH will not dig up lids to the septic tank or other system compartments. The property owner or designated representative must do this ahead of time. LCPH will not perform the evaluation if the HSTS is not fully prepared for the evaluation and the fee is non-refundable.
2. Turn on water and electricity and make sure it is available to properly evaluate the HSTS.
3. Check laundry and sump pump/crock connections. Make sure that laundry/gray water is connected to the HSTS and prohibits storm/footer water from entering it through cracks, leaks, etc.
4. Stay flexible since adverse weather conditions and other circumstances may unavoidably delay the evaluation. Delays may occur when: snow depth exceeds 2 inches, there has been excessive rainfall, excessive brush/grass covers the HSTS, and/or the HSTS has been cleaned/pumped within 30 days of the evaluation.
A seller/buyer may agree to put monies into an escrow account to allow for closing when there are unavoidable delays.
5. Be sure someone has continuously occupied the house for the last 30 days. LCPH will delay the evaluation until the home has been occupied for at least 30 days.
6. After the evaluation, contact registered HSTS installers/contractors for estimates on system repairs or replacement costs if needed.

Please complete this application and submit with the non-refundable fee of \$200.00. LCPH will schedule the inspection only after submission of this application and fee.

Property address: _____

City: _____ Township: _____ Zip code: _____

Phone: _____ Email: _____

Property owner name: _____

Property owner mailing address: _____

City: _____ Township: _____ Zip code: _____

Phone: _____ Email: _____

Permanent parcel number: _____ Year home built: _____

Year HSTS installed: _____ Sewage permit # (if available): _____

Do you have an annual O&M permit? Yes No I don't know

Has the HSTS been cleaned/pumped within the last 3 years? Yes No I don't know

If yes, date of cleaning/pumping: _____

Name of septage hauler/pumper: _____

Is the house occupied?: Yes No If vacant, for how long?: _____

If the house has not been continuously occupied for the last 30 days, LCPH will not conduct an evaluation until the house has been re-occupied for a minimum of 30 days. An evaluation may be possible for a mechanical, discharging system, provided it is fully operational with water and electric service. The integrity of the tank or other system components below the liquid levels may not be visible; however, the evaluation serves to determine the overall performance of the system and its ability to treat wastewater from the home.

Name of the person to provide access to the home for the evaluation (must be 18 years or older): _____

Mailing address: _____

City: _____ Township: _____ Zip code: _____

Phone: _____ Email: _____

LCPH will give the HSTS evaluation report to the person providing access to the house via email or mail. It will be that person's responsibility to make and distribute copies as required by their purchase agreement, bank, real estate agent, title company, etc.

I have read, understand, and agree to the above stated conditions. I am fully aware that reports are kept by LCPH and become public records. No evaluation will be conducted without the signature of the current property owner or designated representative.

Mail or email application to Lorain County Public Health, 9880 Murray Ridge Rd. Elyria, OH 44035.

Property owner or designated representative signature: _____

Date: _____

Office Use Only

Receipt #: _____ Cash [] Charge [] Check #: _____

Date received: _____