



ON-SITE WATER SUPPLY (TIME OF SALE OR TRANSFER) EVALUATION CATEGORIES

Prior to the sale or transfer of a property with an on-site water supply and/or sewage system, the property must be evaluated and the Barry-Eaton District Health Department must issue a transfer authorization. The items below are examples which have been provided to assist understanding of possible evaluation outcomes.

NO ACTION REQUIRED: The on-site water supply system is in substantial conformance with the Regulation. TRANSFER AUTHORIZATION IS GRANTED.

NO ACTION REQUIRED (WITH INFORMED DISCLOSURES): The on-site water supply system is in substantial conformance with the Regulation. TRANSFER AUTHORIZATION IS GRANTED.

○ The system may have one or more items of concern associated with its construction or operation; however, the water supply will be considered to be in substantial conformance. Examples of such items of concern include:

- Home vacant and system not in use at time of evaluation
- No well log
- Low yield
- Unapproved yard hydrant(s) not on main service line
- Well is not properly vented or vent is not properly screened
- Possible abandoned well
- Well 75% - 99% of standard isolation distance to contamination source
- Well in well pit that does not appear to flood
- Nitrates detected below 7.5 mg/L
- Improper pump cycling
- Buried casing termination without known high water table
- Buried, unprotected suction line

ACTION RECOMMENDED: Serious consideration should be given to making the described change(s). Examples of such items of concern include:

- Unapproved yard hydrant(s) on main service line
- Nitrates (or other analyte) between 75% and 100% of primary drinking water standard
- Direct connection between potable water source and non-potable line such as water treatment wastes directly connected to receiving sewer line

ACTION REQUIRED: The on-site water supply system is not in substantial conformance with the Regulation and must be upgraded to eliminate listed deficiencies. TRANSFER AUTHORIZATION IS NOT GRANTED.

○ Water supply system is in substantial non-conformance for one or more of the following reasons:

- Abandoned well(s) located on property
- Well in disrepair
- Missing well cap, damaged well cap/open well casing
- Well not capable of meeting the intended use or not functioning/operable
- Unsafe water samples (positive bacteria; nitrates greater than 10.0 mg/L; above other MCL)
- Well is under suction (except when Small Diameter Wells policy applies)
- Well terminates less than 25' below ground surface
- Well less than 75% of standard isolation distance from contamination source (no variance on file)
- Well less than 10' isolation to buried sewer line (no variance on file)
- Buried unprotected suction line less than 75% of standard isolation distance from contamination source
- Flooded well/subject to flooding
- Well could not be found
- Well not located on subject property and no easement for use recorded
- Dug well or cistern
- Well is pumping sand, sandstone, and/or is turbid

○ Water supply system is in substantial non-conformance, because necessary system maintenance must be completed or assured for one or more of the following reasons:

- Broken electrical conduit with no obvious hazard or other substantial non-conformance condition
- Broken but intact well cap/flange with no obvious openings or other substantial non-conformance condition

This page is not intended to be represent a comprehensive list of all possible conditions and is subject to change.