



## **ON-SITE SEWAGE SYSTEM (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 sewage system is in substantial conformance with the Regulation. TRANSFER AUTHORIZATION IS GRANTED.

**NO ACTION REQUIRED (WITH INFORMED DISCLOSURES):** The on-site sewage 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 sewage system 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
- Water softener, footings, or sump to system
- Absorption system less than 75% of required area
- Tank(s) less than 75% of required capacity
- Signs of corrosion on outlet baffle
- Pump chamber not equipped with a high water alarm
- Pump chamber alarm and pump on same circuit
- No riser over pump chamber
- Structure over less than 50% of absorption system
- Sewage system installed under non-conforming site addendum
- Home is served by an alternative wastewater system (requires annual maintenance)
- Soils subject to seasonal saturation

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

- Unfilled abandoned septic tank/dry well
- More than 75% black stone with less than 100% saturation and no sewage backups or sewage on ground

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

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

- Septic tank damaged, structurally unsound, and/or not watertight
- Backup into septic tank during pumping
- Unsafe septic tank lid or riser lid
- Riser lid not secured and no secondary safety device
- Pump chamber components and/or piping broken or not functional
- Septic tank consists of steel drum or old fuel oil tank
- Seepage pits/no septic tank
- No absorption system found
- System contains fully blackened stone and/or is saturated with blackened stone
- Unrecognizable system
- Final disposal is single trench without stone
- Cistern or dug well used for sewage disposal
- Structure over more than 50% of absorption system and/or septic tank inaccessible for maintenance (no BEDHD final inspection on file)
- Structure over more than 75% of absorption system and/or septic tank inaccessible for maintenance (BEDHD final inspection on file)
- Lagoon not fenced and no warning sign
- System located on neighboring property

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

- Septic tank needs pumping
- Broken effluent filter with septic tank in good repair
- Absorption system overgrown with woody vegetation without roots in the drainage pipes

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