

BRANCH – HILLSDALE - ST. JOSEPH COMMUNITY HEALTH AGENCY

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EVALUATION OF EXISTING WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS

Also known as Loan Evaluations

PURPOSE

Persons buying homes and lending agencies providing financing often request an assurance of the adequacy of the on-site water supply and/or sewage disposal system which are connected to a residence. These evaluations are provided to satisfy these requests and to indicate whether or not the water and sewage disposal systems are adequate, in working order and in compliance with applicable laws.

METHODS AND CURRENT STATUS

Evaluation Request Procedure

- A. Application must be in writing, on Community Health Agency form, accompanied by the required fee.
 - 1. A supply of forms can be obtained by calling the Community Health Agency office.
 - 2. Upon receipt of the application and fee, the Community Health Agency will contact the person designated on the completed form for an appointment.
- B. A minimum of one week from date of inspection must be allowed to complete the evaluation process. An evaluation report indicating recommended corrective actions for the water supply or sewage disposal system will be provided. The minimum time of one week does not include time that may be necessary for re-sampling of wells or corrective action.

Water Supply Requirements

- A. **Construction and Isolation** - The well construction and isolation must comply with the Michigan Water Well Construction and Pump Installation Code (*Part. 127 of Public Health Code; Act 368, PA 1978*).
- B. Water Quality
 - 1. Bacteriological Quality - Supply must be free of coliform bacteria.
 - 2. Partial Chemical - Supply must not exceed 10.0 ppm (parts per million) limit for Nitrate.
 - 3. Water samples must be collected by designated Community Health Agency staff and run at a certified laboratory. Samples will be sent daily by courier to Regional Medical Laboratories in Battle Creek for analysis. This will be the only laboratory service used for loan evaluations.

Sewage Disposal Requirements

- A. Connection to municipal sewer service required when same accessible and available.
- B. Septic Tank System
 - 1. Evaluation of the system will be based on present wastewater discharge potential; i.e., number of bedrooms, plumbing fixtures, etc.
 - 2. If there is not a record on file at the Community Health Agency which provides a statement of the volume of the septic tank, the septic tank will need to be uncovered by the applicant or his agent for evaluation. The septic tank must be pumped by a Michigan Licensed Septic Tank Cleaner to determine the capacity. Pumping should be done in presence of a Community Health Agency sanitarian. A signed statement from a licensed septic tank cleaner will be accepted as long as it states the liquid capacity of the septic tank and the condition of the outlet device.

At a minimum, the tank must contain at least 750 gallons in capacity, be adequately isolated from contamination sources and and constructed of concrete or approved material (metal tanks are not approved). There must also be an approved outlet device (vented elbow, outlet T, or filter).

- 3. The sub-surface disposal area must be located and examined for signs of failure; adequacy of size; and isolation from wells, property lines, buildings, surface water, etc.
- 4. Soil borings will be made to determine soil permeability and depth to water table in an area where the sub-surface disposal system could be replaced when necessary. Adequate space must be available on the property for this repair as needed. Dye tests will be required where illegal discharge is suspected.

NOTE: Although the lending agency may only specify that an evaluation of the water supply is needed, an evaluation of the sewage system must also be made since the isolation from the well and its potential for premature failure could result in contamination of the well.

All deficiencies in the water supply and sewage system will be noted. Corrections that would be necessary to bring either of these systems into compliance will be noted on the evaluation report.

If these deficiencies are found that would pose a serious threat to public health, the Community Health Agency will require that the owner of the property remedy the situation as needed.