

ONSITE WATER SUPPLY & SEWAGE DISPOSAL (TIME OF SALE) INSPECTION RATING SYSTEM

WATER SUPPLY SYSTEM:

A = System is in substantial conformance. Property transfer is APPROVED.

The system may have one or more construction or operational deviations, however the well will be considered to be in substantial conformance. Examples of allowable deviations include:

- Not properly vented
- Evidence of insect infestation
- Loose-fitting well cap
- Well 50-100' away from drainfield
- Improper pump cycling
- Well in drained well pit
- Not accessible for maintenance
- Nitrate level from 1.0 - 10.0 ppm
- Well terminates less than 12" above grade
- Unapproved yard hydrants

B = System is not in substantial conformance and must be upgraded to eliminate noted deficiencies. Property transfer is NOT APPROVED.

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

- Unsafe water sample (positive bacteria; nitrates >10 ppm; arsenic >10 ppb)
- Dug well
- Unprotected suction line
- Major cross connections present
- Well could not be found
- Buried well head
- Well not located on subject property and no easement or use agreement
- Uncontrolled/unapproved discharge from flowing well
- Improperly abandoned wells
- Casing less than 25' deep
- Well less than 50' to a drainfield
- Well less than 50' to a septic tank
- Well less than 50' to chemical storage
- Well less than 50' to UST (300' if UST >1100 gal.)
- Well Less than 150' to agri-chemical storage

SEWAGE DISPOSAL SYSTEM:

A = System is in substantial conformance. Property transfer is APPROVED.

The system may have one or more construction or operational deviations, however the sewage disposal system will be considered to be in substantial conformance. Examples of deviations include:

- More than 24" cover over field
- Tank/Riser more than 18" below grade
- Water softener/footings to septic
- Drainfield 50-99% of required area
- Tanks 33-99% of required capacity
- <50% of drainfield sludged above tile line holes
- <50% of drainfield saturated above tile line holes
- System less than 10' to property line

B = System is not in substantial conformance and must be upgraded to eliminate noted deficiencies. Property transfer is NOT APPROVED.

System is in substantial non-conformance for one or more of the following reasons:

- Violates Board of Health Variance
- System use violates deed restriction
- Liquid in septic tank above outlet invert
- Shared drainfield with other properties
- No drainfield found
- Discharge of effluent to ground surface
- Discharge of effluent to surface water
- Available municipal sewer not utilized
- Any dry well
- System less than 50' to surface water
- System extends off subject property
- >50% of drainfield sludged above tile line holes
- >50% of drainfield saturated above tile line holes
- Disposal area less than 50% of required size
- Tank capacity less than 33% of required size
- Improper/unsound septic tank lid
- Evidence of septic tank structural failure