

ONSITE WATER SUPPLY & SEWAGE DISPOSAL (TIME OF TRANSFER) EVALUATION RATING SYSTEM

ONSITE WATER SUPPLY SYSTEM (OWSS):

APPROVED = OWSS is in substantial conformance. Property transfer is **APPROVED**.

OWSS may have one or more construction or operational deviations. However, the well is considered to be in substantial conformance. Examples of deviations include:

- Not properly vented
- Evidence of insect infestation
- Unapproved or Loose-fitting well cap
- Improper pump cycling
- Well less than 25 feet deep
- Well in drained well pit
- Well not accessible for maintenance
- Well terminates less than 12" above grade
- Unapproved yard hydrants

NOT APPROVED = OWSS is not in substantial conformance and must be corrected to address noted deficiencies.

Property transfer is **NOT APPROVED**.

OWSS 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 the subject property and no easement or use agreement
- Uncontrolled/unapproved discharge from the flowing well
- Improperly abandoned well(s)
- Well does not meet Part 127 minimum isolation distances to septic tank, drain field, fuel and/or chemical storage or underground storage tank
- Well does not substantially meet Part 127 construction requirements

ONSITE SEWAGE DISPOSAL SYSTEM (OSDS):

APPROVED = OSDS is in substantial conformance. Property transfer is **APPROVED**.

OSDS may have one or more construction or operational deviations; however is considered to be in substantial conformance. Examples of deviations include:

- More than 30" cover over drainfield
- Drainfield 50-99% of required size
- Pump not equipped with high water alarm
- No riser on the pump chamber
- Septic tanks 50-99% of required capacity
- Signs of corrosion on outlet baffle
- OSDS less than 10' to property line without approval

NOT APPROVED = OSDS is not in substantial conformance and must be corrected to address noted deficiencies.

Property transfer is **NOT APPROVED**.

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

- No OSDS found
- Unsafe septic tank lid(s) or riser lid(s)
- Structural failure of the septic tank
- Unapproved septic tank construction
- Septic tank(s) cannot be located
- Septic tank is <50% of the required capacity
- Unapproved OSDS (cistern, dry well, seepage pit etc.)
- OSDS not located on subject property and no easement or use agreement
- OSDS is <50% of required size
- Sewage backing up into dwelling
- OSDS discharging to ground surface
- Drainfield with <48" isolation to groundwater
- Liquid level in septic tank above outlet invert
- Standing water above pipe outlet holes in drainfield
- Malfunctioning pump chamber and/or components
- OSDS discharging to surface water, storm drain, or directly into groundwater
- OSDS is <50' to wells or surface water without proper approval