MCDOH Property Transfer Inspection Recommendations:

For homes with individual sewage disposal systems and private well drinking water.

The following list contains recommendations only and is not intended to be all-inclusive. This list should be used as a reference. Your contractor may perform additional and/or alternative tests in the assessment of an existing sewage disposal system.

1. **Inspect Septic Tank(s)**

   Check the following:
   - A. The level of liquid in the tank(s).
   - B. Inlet and outlet baffles to make certain that they are intact and not plugged.
   - C. The physical condition of the tank.

2. **Inspect System Distribution Box**

   Check the following:
   - A. The level of liquid in the box.
   - B. The distribution of effluent occurs equally.
   - C. The physical condition of the box.

3. **Inspect the Internal Plumbing**

   Check the following:
   - A. Laundry waste is connected to the septic tank.
   - B. Sump discharges away from the septic system.
   - C. Plumbing fixtures drain properly (i.e. toilets flush).

4. **Check for Sewage Overflows and/or Discharges**

   - A. Actual overflow or evidence of previous overflow.
   - B. “Cheater” pipe which discharges to a stream or roadside ditch.

5. **Is the house currently occupied?**

   - A. The system’s operating condition cannot be determined if the house has been unoccupied.
   - B. The number of current residents or daily average sewage flow.

6. **Is there a current complaint on file with MCDOH?**

7. **Sample well water for coliform bacterial, lead, and nitrates.**

8. **Check existing water system components to ensure proper working conditions.**