

# St. Joseph County Department of Health

"Promoting physical and mental health and facilitating the prevention of disease, injury and disability for all St. Joseph County residents"

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## PROPERTY TRANSFER SEPTIC AND WELL INSPECTION REPORT

Address inspected: 50657 Black Hawk Ct, Granger, IN 46530 Date of inspection: 2/24/2024

# WHAT DOES THIS INSPECTION REPORT MEAN?

This inspection is required by County Code 52 prior to the sale of any property with an onsite septic system or water well. This inspection is based on visual observations of specific items that the Department of Health considers important to evaluate for the purchase of a property. However, this is not an all-inclusive inspection.

## Passing the inspection does not guarantee the systems will continue to function correctly in the future.

There are many factors that can affect the operation of the system, such as the number of people using the system and how well it is/has been maintained. **If the buyer has concerns about the condition of the septic system, they may have a more thorough inspection performed**. All inspectors must be licensed by the Department of Health. The buyer must receive this report at least three days prior to closing.

# SEPTIC INSPECTION CONCLUSIONS (CHECK ALL THAT APPLY)

<u>Public Health Threat aspects</u>: The Department of Health **requires** action to be taken if any one of the Public Health Threat aspects fails. If an aspect fails, a permit for repair or replacement must be obtained by the Department of Health. If an aspect is unable to be observed, it shall be noted in the Cautionary Statements section below. The Department of Health may require further investigation to confirm the status of stated aspect(s).

The septic system **passes** all Public Health Threat aspects.

The septic system fails at least one Public Health Threat aspect.

<u>Cautionary aspects</u>: In addition to the Public Health Threat aspects, the Department of Health requires an evaluation of the current septic system. These "buyer beware" aspects provide additional insight to the status of the septic system and may give clues to the potential lifespan and health of the system. If an aspect is unable to be observed, it shall be noted in the Cautionary Statements section below. **If an item from this section is marked as Failed, it does not necessarily mean the system is in failure.** 

The septic system **passes** all cautionary aspects.

The septic system **fails** at least one cautionary aspect.

<u>Cautionary statements/notes/etc.</u>: If an aspect of the inspection could not be performed, state it here. Further evaluation recommendations, reasonings, and other notes are also to be placed here:

Drain lateral South of tank and area west from there was positively identified, lateral to Drywell was located but precise location of diverter access and drywell(added in the mid 70s, per report from occupant) was not identified due to excessive overgrowth and rodent burrows in entire drain area. Further evaluation may be requested at an additional fee after area is clear

# DRINKING WATER INSPECTION CONCLUSIONS (CHECK ONE)

These inspections and tests are not an evaluation of the water quality or how well the drinking water system works. Rather, this inspection is an indication of potential threats to the water well.

The water well appears to **pass** all aspects of the potential threat inspection.

The water well **fails** at least one aspect of the potential threat inspection.

## Address inspected: 50657 Black Hawk Ct, Granger, IN 46530

## SEPTIC INSPECTION RESULTS

## Public Health Threats

- a. The tank has safety-secured, tight-fitting lid.
  - Paxs Fail
- b. The tank is concrete on all sides or is an approved plastic tank, is structurally sound, and holds effluent. Page Fail
- c. There is no effluent on top of the tank, on the ground, or in a surface water body. Pars Fail
  - The system does not discharge to a stream, tile, ditch, conveyance, or the surface to dispose of waste. Pars Fail

## Cautionary Aspects

d.

- e. The tank is less than 1/3 full of sludge, and scum levels are no more than 5 inches thick. Pass Fail
- f. The tank is sufficiently level to operate correctly.
  - P**x**s Fail
- g. The invert of the outlet pipe in the tank is at or slightly above the effluent level.
  - Pars Fail
- h. The baffles in the tank(s) are intact and functioning correctly.

## Pars Fail

- i. The tank does not show signs of excessive staining above the invert of the outlet pipe.
  - Pars Fail
- j. The pump and alarm operate correctly (circle "N/A" if the system is not pump assisted). Pass Fail NA
- k. The effluent filter is working correctly (circle "N/A" if no filter exists).

Pass Fail NA

- 1. There is no apparent soil settling or saturation over the d-box which indicates collapse or damage. Pars Fail
- m. Effluent flows freely into the tank when 35 gallons of water are placed into the tank from the structure. PXs Fail
- n. Effluent flows freely out of the tank with no runback when 35 gallons of water are placed into the tank. Pixs Fail
- o. Excessive runback does not occur when the tank is pumped (circle N/A if it was not pumped). Pass Fail NA
- p. Probing the absorption area shows normal liquid levels and biomat formation.

Pars Fail

# **DRINKING WATER INSPECTION RESULTS**

a. The wellhead (aboveground pipe) is not damaged and has a water-tight cap (circle N/A if there is no well or it is below ground).

Pass Fail NXA

- b. The well is protected from surface water runoff (circle N/A if there is no well or it is below ground). Pass Fail NA
- c. Distance between onsite well and the onsite septic tank (50' for residences, 100' for commercial properties, and 200' for public water supply wells): <u>65</u> ft

Pars Fail N/A

d. Distance between onsite well and the onsite septic drywell or absorption area (50' for residences, 100' for commercial properties, and 200' for public water supply wells): <u>80</u> ft

#### Address inspected: 50657 Black Hawk Ct, Granger, IN 46530

## SKETCH AND DRAWING

The inspector shall attach a copy of the most recent, approved septic permit drawing obtained from the Department of Health if a drawing exists.

If the conditions observed in the field are different than the drawing obtained from the Department of Health or no current drawing exists, the inspector shall attach a neatly drawn sketch showing:

- a. the approximate distances from the nearest structures and property boundaries to the septic tank;
- b. the location of all tanks;
- c. absorption area;
- d. drywells (if applicable);
- e. potable water wells;
- f. additional pertinent information.

The inspector may provide a sketch in addition to the most recent approved septic permit drawing if they so choose.

## **SIGNATURE OF THE INSPECTOR**

The undersigned hereby affirms that they themselves have performed the above inspection and have reported the facts as they are known to be. This inspection form has been filled out by the undersigned and was not done so by a third party (such as additional employee of the same business, partner, or outside professional). The undersigned has done their due diligence in preparing this inspection and did not opt out of inspecting aspects based on convenience.

DocuSianed by

-ocf51398Signature of Licensed Inspector

Firefly Inspection Company Represented

2/24/2024 Date

#### **IMPORTANT NOTICE TO BUYERS ABOUT SEPTIC SYSTEMS**

The routine maintenance of the septic system is an important factor in preventing the contamination of your drinking water and the high cost of replacing your septic system. Please contact the Department of Health if you are not familiar with the operation of septic systems. A septic system can be destroyed in only a few months if it is used or maintained incorrectly. **Please, at least do the following:** 

- Only put human waste and food down the drain. A septic system is not designed to treat any other type of waste.
- Never put medicines or chemicals down the drain as they may end up in your drinking water.
- Do not put fats, oils, or grease down the drain. They will destroy your system.
- Use your garbage disposal sparingly. Put as much food as you can in the trash.
- Fix leaky faucets and toilets quickly. They may overload and destroy your system.
- Do not wash many loads of clothes on the same day. This may also overload and destroy your system.
- Have your septic tank pumped at least every three years. Have it pumped more often if you have a large family or you use the garbage disposal extensively. This will help your system last longer.

Additional information on how to protect your septic system is available by contacting the Department of Health at 574-235-9721 or by emailing <u>envirohd@sjcindiana.com</u>.

50657 Black Hawk Ct Granger, IN 46530 Septic/Well Schematic sketch Mapped by: JI 2/22/2024

Drain area impacted by overgrowth, brush, trees, bushes Saplings, rodent burbows. System drywell and diverter valve were added in mid 1970s.(per occupant report)

195

52.02

Bed drain loop

2" well

006-1035-0736

750 gal Septic tank

> Drywell Precise location Not certain

> > 35

						Lab	oratory Te	esting Repo	rt					
Your Environmental Services LLC			(833) Y	Call or Text Us ESLABS, (833) 937-	5227 or			Email Us: rders@yeslabsllc.com			Find us on the Web WWW.YESLABSLLC.COM			
Property Location Information		Property	operty:		Address: 50657 Blackhawk Court		ourt	<b>City:</b> Granger		State: Indiana		<b>Zip Code:</b> 46530		
General Information		Client: F	irefly Inspecti	ion	Sample Source: Private Well			Sampled By: Inspector			Initials: JI			
Compliance Details		System:						PWSID #:		WSSN #:				
Date/Time Received		02-22-20	02-22-2024 03:58 PM			County: St. Joseph (			eph County	ty Well Permit #:				
					Tes	st Results								
Sample Number	Eval Number	Sample Type	Sample Location	Test Performed	Test Result	Result Pass/Fail	Date/Time Sampled	Date/Time Started	Date/Time Analyzed	Method	Unit of Measure	MCL	AL	
253613			Kitchen Sink	Total Coliform	Absent	Р	02-22-2024 01:45 PM	02-22-2024 05:00 PM	02-23-2024 05:07 PM	SM 9223 B - Colilert	per 100 mL	0.000001		
253613			Kitchen Sink	Total E.coli	Absent	Р	02-22-2024 01:45 PM	02-22-2024 05:00 PM	02-23-2024 05:07 PM	SM 9223 B - Colilert	per 100 mL	0.000001		
253035			Kitchen Sink	Nitrate	13.0	F	02-22-2024 01:45 PM		02-22-2024 09:18 PM	US EPA 353.2	mg NO3- N/L	10		
251772			Kitchen Sink	Arsenic	<2.00	Р	02-22-2024 01:45 PM		02-23-2024 03:40 PM	US EPA 200.5	ug As/L	10		
253035			Kitchen Sink	рН	7.60		02-22-2024 01:45 PM		02-22-2024 04:26 PM	Orion Star A215	N/A			
253035			Kitchen Sink	Temperature	19.5		02-22-2024 01:45 PM		02-22-2024 04:26 PM	Orion Star A215	°C			
253035			Kitchen Sink	Chlorine Residual	0.0		02-22-2024 01:45 PM		02-22-2024 04:24 PM	HACH Test Strips	mg Cl2/L			
	Edgar Ramo Laboratory	ar Ramos poratory Manager Edgge Rec		Carla Sue Snow Laboratory Technician		Ellie Highland Laboratory Tec		Ollie Highland						
Your Environmental Services, LLC, 4609 Grape Road, STE D5, Mishawaka, Indiana 46545									For Assistance Intrepreting Your Report Results					
Indiana Mi Certificatic	<b>.</b>	tification: I	∕I-76-06, India	na Chemistry Certific	ation: C-71	-04, Michigar	Microiology/Inor	ganic Chemistry	Please visit our	website: WWW.	YESLABBSLLC.	СОМ		

						Labo	ratory Testin	g Repor	t				
Your Environn	nental Services LLC		Call or Text Us (833) YESLABS, (833) 937-			Email U 5227 orders@yeslab			.com	Find us on the Web WWW.YESLABSLLC.COM			
Property Location Information		Property	:	Address: 50657 Blackhawk Court		urt	<b>City:</b> Granger		State: Indiana		<b>Zip Code:</b> 46530		
General Information		Client: Firefly Inspection			Sample Source: Private Well			Sampled By: Inspector			Initials: JI		
Compliance Details		System:						PWSID #:			WSSN #:		
Date/Time Received		02-23-2024 05:36 PM						County: St. Joseph County			Well Permit #:		
					Test	Results							
Sample Number	Eval Number	Sample Type	Sample Location	Test Performed	Test Result	Result Pass/Fail	Date/Time Sampled	Date/Time Started	Date/Time Analyzed	Method	Unit of Measure	MCL	AL
251772			Kitchen Sink	Lead	16.4	F	02-22-2024 01:45 PM		02-23-2024 03:40 PM	US EPA 200.5	ug Pb/L		15
	Edgar Ramos Laboratory Ma				Carla Sue Snow Laboratory Technician		Carla Sue Snow		Ellie Highland Laboratory Technician		Olix Highland		
Your Enviro	onmental Servio	ces, LLC, 460	09 Grape Road, ST	D5, Mishawaka,	Indiana 465	545			For Assistance In	trepreting You	ır Report Resu	lts	
Indiana Mi Certificatio	0,	ification: M	I-76-06, Indiana Ch	emistry Certificat	ion: C-71-04	1, Michigan Mi	croiology/Inorganic Ch	emistry	Please visit our w	vebsite: WWV	V.YESLABBSLLC	.COM	