

VAN WERT COUNTY GENERAL HEALTH DISTRICT

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Real Estate Inspections

When buying an existing home in rural Van Wert County, it is recommended that the home's septic system and water supply be evaluated to ensure that they are working properly and not posing a hazard to the health of the homeowner or the public. A well and/or septic system evaluation is required by lenders when pursuing certain types of financing for purchase of a rural home.

Any realtor, lender or potential home buyer desiring a well and septic evaluation must make written application to the Van Wert County Health Department. Applications may be obtained in one of the following three ways:

- Applications may be picked up at the Health Department office. Office hours are 8:00 am to 4:30 pm Monday through Friday.
- Applicants may call the Health Department to have an application faxed or mailed to them.
- Applications can be printed from the Environmental Health Division section of the Health Department website, www.vanwertcountyhealth.org.

The application must be filled out as completely as possible. Applicants may contact the Health Department if help is needed during the application process. A signed application and payment for the requested services must be returned to the Health Department before the evaluation will be scheduled.

Due to the amount of time required to obtain water sample analysis results, it is recommended that the application be submitted at least 14 days before the final report is needed (i.e., closing date).

Inspections are completed as promptly as possible after they are requested, but delays are possible due to scheduling and weather (frozen ground, heavy snow cover, etc.)

Water samples are collected on Wednesday afternoon. All arrangements should be made so that the entire inspection can be made at the time that water samples are collected. The well, septic tank and any other septic system components must be easily accessible at the time of inspection.

If the septic system is found to be malfunctioning, failing structurally or causing a nuisance at the time of inspection, repair or replacement of the system will be required. If there is significant buildup of solids in the tank, pumping will be recommended. Additionally, improvements may be recommended to facilitate routine maintenance of the system (i.e., providing lids at grade for easy tank access).

The information and opinions given in the inspection report are based entirely on information available and observations made at the time of the inspection. There are no guarantees for future performance of water and septic systems. Any well that does not meet current standards but provides safe drinking water will not require an upgrade. Any septic system that does not meet current standards but is not known to be structurally failing or causing a nuisance will likewise not require an upgrade.

Individuals who have questions about the real estate inspection program or wish to request an inspection may contact the Van Wert County Health Department at 419-238-0808, extension 108.