



Public Health
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TO: All Area Real Estate Agencies

FROM: Jennifer Kolb
Environmental Health Coordinator

DATE: March 22, 2021

SUBJECT: Sanitary Evaluation Request Form and Information

Dear Area Realtors, Agent, and Support Staff:

Enclosed you will find a copy of the sanitary evaluation request form. Please review the form carefully as changes have been made and have all information completed on the form when submitting a sanitary evaluation request to be scheduled.

This department encourages you to schedule sanitary evaluations as soon as the property is listed, as unforeseen circumstance (i.e. delayed lab results, poor water results, etc.) may delay property closing. **Lending institutions generally will accept a report dated six months prior to the closing date.**

Please feel free to copy the enclosed form and submit sanitary evaluation requests via facsimile at (815) 288-1811, attention Environmental Health.

For your convenience, enclosed is a copy of the chlorination process, nitrate information, fee schedule, and highlights of policy codes/reminders. **Please take note that a sample will not be taken from a well where chlorine has been detected.** To ensure chlorine is no longer present after chlorination, this department is making available to you chlorine reagent powder pillows and instructions on how to use them. As of January 1, 2001, each attempted sample that has chlorine detected will incur the applicable sample/resample fee of \$25 per sample.

If you have any questions regarding this matter, please feel free to contact this department. In the event that a representative is unavailable at the time of your call, please leave your name and number so that they may contact you upon their return.

Enclosure(s)

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TO: Area Realtors and Homeowners
FROM: Jennifer Kolb
Environmental Health Coordinator
RE: Sanitary Evaluation Requests

Dear Realtors/Homeowners:

- ❖ Effective January 1, 2009, the fee for a Sanitary Evaluation is \$150.00 for a well inspection or septic inspection. The fee for both a well and septic inspection is \$200. Visa, MasterCard or Discover are acceptable forms for payment either at the office or over the phone. All fees are to be paid by the requesting party.
- ❖ Private sales that are not being handled by an attorney or realtor/title agency require payment before or at the time of inspection. If paying at the time of the inspection, **ONLY** check or money order can be accepted.
- ❖ A private well evaluation will include two water samples to analyze for Coliform and nitrate contamination. Additional water samples will be subject to \$25 + lab fees per water sample collected. Access into the home is not required for a well only evaluation if there is access to an outside hydrant that has running water and the well is located outside.
- ❖ A private well evaluation that needs to test for the presence of lead in the water will be charged an additional \$60 per water sample collected. Additional charges will be incurred if rush results are requested. If lead testing is requested, the results may take up to three weeks before they are available.
- ❖ A septic system inspection requires access into the home for the shock load test to be performed. This also requires that the septic outlet lid be exposed and the lid to have been recently loosened **before** the time of the sanitary evaluation appointment.
- ❖ A fee of \$25 per trip may be charged for extra trips to a property if the outlet lid for the septic inspection has not been uncovered or if chlorine is detected which makes the water unable to be sampled. Chlorine reagent powder pillows are available upon request for detecting if chlorine is still present in the water. The extra trip fee also applies to appointments that are set up and do not show.

If you have any questions regarding this matter, please contact this department. In the event that a representative is not available at the time of your call, please leave your name and number so we may contact you upon our return.

A \$25.00 SERVICE CHARGE WILL BE ASSESSED ON ALL RETURNED CHECKS.

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309 South Galena Ave. • Suite 100
Dixon, Illinois 61021

www.LCHD.com

Phone: (815) 284-3371
Fax: (815) 288-1811

How to Expose the Outlet End of Your Septic Tank

1. Locate where your septic pipe exits your house.
2. Locate your septic tank by probing in the area where your septic pipe exits the house. A good starting point would be to start probing 10 feet out from the foundation of the house. Some tanks run away from the house others run along side the house.
3. Once you locate your tank you will need to continue probing until you find the end of the tank where the sewage leaves the tank going to the septic field. (Most tanks are approximately 10 feet long.)
4. Once you locate the very end of the tank go back 6 inches and start digging; the outlet hole is usually right in the center of the tank.
5. Once you uncover the outlet hole you will also need to lift off the outlet lid (lids vary in size and shape). The lid may be round, square, or rectangular and be 6 inches up to 2 feet in diameter.
6. You should be able to look right into your septic tank now and see sewage leaving the tank once water is used in the house.

Any questions or concerns please feel free to contact the Lee County Health Department Environmental Health Division at (815) 284-3371. If at the time of your call someone is not available please leave your name and number and someone will return your call shortly.

