

Well and Septic Evaluations

Well and septic system evaluations can either be performed by private consultants or the Health Department (LCHD). These evaluations are most often requested when a property transaction (either a sale or a refinancing) is taking place, and in many cases is required by a lender and/or buyer. A list of private consultants is located below. Generally speaking, private consultants are able to provide more detail concerning the condition of the well and septic system.

If you choose to have the evaluation performed by the LCHD, the evaluation begins with a thorough search of all LCHD records to determine if a plan of the septic system and well is available, and if there were any past requests for service regarding the property. Requests for service include previous well and septic evaluations, property additions/alterations, and any complaints that may have been referred to our Department. A summary of any relevant information that we find in our records will be included in the report.

An on-site evaluation is then performed during which LCHD staff visually inspect the components of the septic system for any signs of past or present failures (where sewage reaches the ground surface). If the condition of the septic system is questionable, LCHD staff may dye the system to better assess its function or collect samples from the ground surface if liquid is present. In the final report of the evaluation, we may also recommend that a licensed septic contractor further evaluate the septic system. **Please note that the inspection of the septic system does not include interior inspection or pumping of the septic and/or other tanks, if present.**

If requested, LCHD staff will also inspect the condition of the water well and, if it is in sound condition, will collect a water sample for laboratory analysis. The sample will be analyzed for coliform bacteria and nitrates, indicators of contamination of the water supply. **The inspection of the water well does not include a determination of the water delivery rate (gallons per minute flow rate test).**

A report of the evaluation will then be generated, stating the Department's findings at the time of the evaluation. It is not, however, a guarantee that the septic system and/or well will continue to function properly in the future.

To schedule a well and septic evaluation, please contact us by calling 847-377-8020. A fee for this service is charged in accordance with Lake County Code Section 178.01.

Private Consultants

Below is a listing of private entities that also perform well and septic evaluations. Requirements for well and/or septic system evaluations are generally requirements of mortgage lenders or the real estate industry. There is no statutory requirement for routine evaluations, no established protocol for inspections, and no particular licensure specified. This list is provided, therefore, only for the convenience of citizens in contacting potential well and/or septic system evaluators.

PRIVATE ENTITIES PERFORMING WELL & SEPTIC EVALUATIONS

Company Name/Contact	Address	Phone
R. Todd Campbell	1008 Farwell Court Gurnee, IL 60031	847-918-1976
R.W. Haas	619 Miller Road Barrington, IL 60010	847-381-6805
John A Raber & Associates	4313-A Crystal Lake Road McHenry, IL 60050	815-344-4020
Brian Sheehan W/S Inspections LLC	PO Box 6134 Buffalo Grove, IL 60089	847-721-8615
Terry B. VanderMeersch VM Inspections, LLC	www.vminspections.com	847-336-2110

PRIVATE ENTITIES PERFORMING WELL ONLY EVALUATIONS

Company Name/Contact	Address	Phone
Beach Pump & Well	10453 W Boyce Ln Beach Park, IL 60087	847-249-0628
Joseph H Huemann & Sons	5205 Rte 31 Ringwood, IL 60072	815-385-0414
Sub-Surface Well and Pump, Inc	1201 Carey Dr McHenry, IL 60050	847-815-1958
Peter Snelten & Sons	25000 W Old Rand Rd Wauconda, IL 60084	847-526-3500

PRIVATE ENTITIES PERFORMING SEPTIC ONLY EVALUATIONS

Company Name/Contact	Address	Phone
Bigfoot Enterprises	PO Box 318 Wadsworth, IL 60083-0318	847-360-8666
BMC Enterprises, Inc	24 Hickory Rd Cary, IL 60013-1106	847-366-4322
CPR Services, Inc DBA White Septic	1 South 150 Luther Ave Lombard, IL 60148	630-529-1037
Design Write	41111 N Hook Circle Antioch, IL 60002	847-833-2738
HT Strenger Plumbing	28915 Herky Dr, Unit 101 Lake Bluff, IL 60044	847-234-9440
Nissen Excavating, Inc	1528 Sheridan Rd Winthrop Harbor, IL 60096	847-746-0834

Well and/or septic system evaluations generally are the requirements of mortgage lenders or the real estate industry. This list is provided only for the convenience of citizens in contacting potential well and/or septic system evaluators. The Lake County Health Department makes no guarantees regarding the qualifications, methodologies or business practices of the individuals or companies listed here.