



High Plains Sanitation Service
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Septic Pumping and Inspection and Water Flow and Potability Tests

With a septic inspection is it **recommended among the industry that the tank be pumped at the time of inspection** to verify the integrity of the tank and that there are no cracks or ground water infiltration into the tank, but in the case of foreclosures where the buyer may not yet be approved for the purchase we have performed inspections without pumping, notating that the tank integrity was not fully verified and may be in question because it was not pumped at the time of inspection.

The services we provide for a septic inspection:

- **Digging and/or locating the tank:** to do either the pumping and/or inspection of the septic tank will *require* that **all** lids and are accessible (and there are generally a minimum of 2 lids that we will need to access, more if it is an engineered system); if the lids are not on top there will be a charge to excavate and expose the lids or any other component of the system. This charge starts at \$35 and goes up, depending on depth, hardness of ground, etc. The average charge for digging has been \$50 - \$75, but can be more.
- **Septic Pumping:** is based on the tanks capacity and the location or address of the property being serviced. The base rate varies for a minimum of 1,000 gallons and then there is a charge per gallon after the first 1,000 gallons. *Call for the rate for the specific area.*
- **Septic Inspection:** If we are pumping the tank at the time of inspection the cost of the inspection will be \$200.
- If, as in the case of some foreclosures, we *do* not pump the tank at the time of inspection, then the inspection cost varies by location similar to that of the septic pumping. Conventional systems are less because there are fewer components to be reviewed. These fees **do not** include any excavating of the lids, etc. *Call for the rate for the specific area.*
- **Document Charges:** Most counties provide the records at no charge and will email the files to us, however, *if we have to pay the county to obtain the county records for a system this fee will be passed on.* There will be no additional charge if the records are

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faxed or emailed to us, however, *if we have to physically go to the county and retrieve the record, then the cost of time and travel will be passed on.*

- **Line Camera:** If we suspect a problem with any of the lines; the inlet or the outlet or field lines and we need to verify the integrity of the line we will utilize our camera. Still pictures of any problems will be provided with the High Plains Sanitation Service Inspection Report. Basic camera service is included in the inspection fee; however, if there is extensive documentation that needs to be recorded from the camera additional charges will be incurred. The *minimum* fee is \$35.
- **Full Line Scoping:** We can provide a sewer line scoping with video copies provided on a jump drive of the Inlet and/or Outlet line up to 75'. This can be used to determine the integrity of the entire sewage line from the house to the tank and/or the tank to the field. This would be above and beyond the **Line Camera** service we provide as part of the inspection. Our fee for this service at the time of pumping and/or inspection would be an additional \$125. **If this is the only service being conducted, additional travel charges will apply.**
- **The water flow test:** is a 2 hour test and the fee is \$100. This price is if the test is conducted at the *same time* as a septic inspection, **if this is the only test being conducted, additional travel charges will apply.**

Our goal is to check the Flow Rate of the well to determine if the water flow meets the recommended rates and supplies sufficient amount of water for the purpose of the well, i.e. residential usage.

This basic test will reveal if there is any resistance to the flow or if there is a potential leak in the system, or if the water supply itself is lacking. If a well is unable to sustain this basic 2 hour test then we recommend that a well contractor be contacted to investigate further what may be the issue.

We are not well contractors and do not open the well head, check the well pump, or complete the more extensive testing that may be required when a flow test has presented issues or if the well is not performing.

We offer this test as a convenience for the buyers on properties so that early problems with the well can be identified and investigated prior to purchasing. Because we are only doing this preliminary test, typically when we do the septic pumping and inspections, we can do this at a substantial savings to the consumer.

- **The potability test:** depends on which test and/or tests are requested.
 - *Total Coliforms* (bacteria and e.coli) the fee is \$80 (this test has to be to the lab within 24 hours so we overnight all water samples to the lab.)
 - *Annual Colorado Package* which is Total Coliforms and Nitrate/Nitrite the fee is \$90
 - *The Real Estate Package* which is the Annual Colorado Package plus Lead the fee is \$140

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These prices are if the water sample is pulled at the *same time* as an inspection, *if this is the only test(s) being conducted, additional travel charges will apply.*

We recommend that you check with the lender as to which water tests they require.

Please note that the Nitrate/Nitrite and the Lead tests can take up to 4 weeks to get back.

- **Use Permit Processing:** We process any required Use Permit/Title Transfer application as part of our service. We will forward all the necessary information to the county for approval and forward the Use Permit along with all the other reports to you for closing. Streamlining the process and making it more convenient for you the customer.

The fee for processing:

\$110 for Tri County Health Department \$135 for Jefferson County Public Health

\$135 for Elbert County Health Department

This fee is made up of the fee charged by the county plus a \$35 administration fee.

- **Repair work:** we offer repair and excavation services if needed. Quotes will be provided before work is completed. Our prices are competitive, but the work is exceptional.

Our goal is to create a “one-stop-shop” approach to the septic inspection and Use Permit process making it simple, convenient and less stressful for the clients.

Tri County Health Department & Elbert County Use Permit Program

In reference to the Use Permit Program **Tri County Health Department (TCHD)** instituted in July 2011; basically what they are requiring is any home that is on a Individual Sewage Disposal System (ISDS) or septic system and is changing “use” have the septic tank pumped and a system inspection completed to ensure that the system is operating in accordance to the design and that it is not presenting any environmental or human health hazards.

Elbert County Health Department began their Use Permit Program in January 2013. Elbert County is following the same guidelines as set up by Tri County Health Department.

The inspector has to be certified with either a NAWT (National Association of Wastewater Transporters) or NSF (National Sanitation Foundation). There is a form provided by TCHD that needs to be filled out by the inspector and submitted with an application and appropriate fee to TCHD and they will issue the permit prior to the transaction or change of use. Change of use is triggered when a home is sold or if it changes from a residence to a business (i.e. home to day care, or other business entity). There are many things that can qualify as change of use, but the primary reason is “sale” or “title transfer”.

The TCHD Septic Inspection is conducted to determine if the septic system will support the new use and/or to verify that the system is operating as it was designed and not causing any potential human or environmental health hazards.

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The majority of the systems are functioning as designed and no additional work will be needed and the process goes very smoothly. However, if issues are identified they will need to be repaired prior to the county issuing the Use Permit for the completion of the title transfer.

The county will not stop the sale of a property. If repairs need to be made and it is impossible to have them completed prior to the closing, there is a document that can be provided indicating who will be responsible for the repairs and when they will be completed by. This document will allow the closing to go on as planned and the repairs made at a more convenient time.

What you will receive if you use our services.

- A detailed inspection report with pictures describing the current condition of the system and any potential areas of concerns and recommendations on repairs, maintenance, etc.
- Copy of the county records if available. These records describe the design and county requirements for the system in question.
- Paid Invoice for all work completed. We typically do not release the reports until payment has been made. If there is a specific situation where payment needs to be delayed we will work with you in advance.
- Any diagrams that may have to be created by High Plains Sanitation Service.
- TCHD Septic Inspection Form filled out completely and signed by the inspector.
- TCHD Use Permit or TCHD Use Permit Application filled out completely.
- Pamphlet on septic operations and maintenance.

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