



MISSOURI DEPARTMENT OF HEALTH AND SENIOR SERVICES
 BUREAU OF ENVIRONMENTAL HEALTH SERVICES - ONSITE WASTEWATER PROGRAM
**ONSITE WASTEWATER TREATMENT SYSTEM (OWTS) ASSESSMENT
 FOR REAL ESTATE TRANSACTIONS**

ASSESSMENT RESULTS

SITE ADDRESS			
STREET 2393 Highway Z	CITY Hermann	STATE MO	ZIP CODE 65041
INSPECTOR ID NO. 51053	INSPECTOR NAME Jason Ratliff	JOB # 61826-2	

WEATHER CONDITIONS ON DAY OF ASSESSMENT

THIS ASSESSMENT IS NOT INTENDED FOR REGULATORY USE.

The information obtained from this assessment is for the buyer, seller, and the lending institution to determine if the OWTS meets the current state standards and understand the functionality of the system. Missouri state law does not require deficiencies to be corrected for the property to sell. However, corrections may be requested by the interested parties. Check with the permitting authority prior to making any corrections to the OWTS.

WATER SUPPLY RESULT

Construction Standards <input checked="" type="checkbox"/> Met <input type="checkbox"/> Not Met	Water Sample Results <input type="checkbox"/> Acceptable <input type="checkbox"/> Unacceptable
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OWTS COMPONENTS

Tanks and Treatment (Select All That Apply):

Septic Tank _____ NUMBER OF TANKS IN SERIES Aerobic Treatment Unit _____ NUMBER OF TANKS IN SERIES

Pump Tank _____ NUMBER OF TANKS IN SERIES Holding Tank _____ NUMBER OF TANKS IN SERIES

Media Filter: Sand Foam Textile Peat Wetland Other

Dispersal (Soil Treatment System):

Conventional Low Pressure Pipe Mound Discharge Pipe

Lagoon Subsurface Drip At-Grade

Hydraulic Test: If property is vacant for more than 60 days, or if vacancy is unknown, the OWTS shall not be subject to hydraulic test.

Hydraulic test performed? YES NO

Dye introduced? YES NO

Type of dye used: _____

The use of fluorescent dyes must be reported to the Missouri Department of Natural Resources.

OWTS ASSESSMENT RESULTS

Minimum Setback Distances Met: YES NO

INSPECTION – As reported on the attached forms, the inspection criteria is: Met Not Met
 (HYDRAULIC TEST MUST BE PERFORMED WITH AN INSPECTION)

EVALUATION – As reported on the attached forms, the evaluation criteria is: Met Not Met
 (HYDRAULIC TEST MUST **NOT** BE PERFORMED WITH AN EVALUATION)

Type of Deficiency: Component(s) Surfacing Effluent Both

DEFICIENCY LIST

The following items would need to be corrected to meet the State Minimum Construction Standards. Deficiency list may be used at the discretion of the inspector. If this page is blank, refer to each page of the assessment for additional comments that may be provided.

Refer to the following pages for any deficiencies.

INSPECTOR ID NO.

51053

INSPECTOR INITIALS

JR

JOB #

61826-2

THIS REPORT IS FOR NON-REGULATORY USE.

THE INFORMATION CONTAINED HEREIN IS A COMPLETE AND ACCURATE ASSESSMENT OF THE SYSTEM ON THE DATE OF THIS ASSESSMENT AND DOES NOT GUARANTEE THE CONTINUED FUNCTIONING OF THE SYSTEM.

THE INSPECTION/EVALUATION DETERMINES IF THE SYSTEM MEETS THE CURRENT STATE MINIMUM CONSTRUCTION STANDARDS AND IF IT IS OPERATING PROPERLY. THIS IS REGARDLESS OF THE AGE OF THE SYSTEM. THERE IS NO GRANDFATHERING OF A SYSTEM IF INSTALLED PRIOR TO THE REGULATIONS.

POTENTIAL BUYERS SHOULD BE AWARE THAT THE CURRENT OWNER MAY NOT USE THE SYSTEM AT ITS FULL CAPACITY AND THEREFORE AN ABRUPT INCREASE IN UTILIZATION COULD RESULT IN PREMATURE FAILURE. WATER VOLUMES INTRODUCED DURING THE HYDRAULIC TEST DURING AN INSPECTION ARE TYPICALLY SIZED AT 50% OF THE DAILY FLOW AND NEVER EXCEEDS 75% OF DAILY FLOW.

MISSOURI STATE LAW DOES NOT REQUIRE AN INSPECTION/EVALUATION OF A SYSTEM PRIOR TO A REAL ESTATE TRANSACTION. HOWEVER, IF A LENDER, BUYER, OR SELLER REQUESTS AN INSPECTION/EVALUATION, IT MUST BE CONDUCTED BY A MISSOURI DEPARTMENT OF HEALTH AND SENIOR SERVICES LICENSED INSPECTOR.

REGULATIONS DO NOT REQUIRE ANY TANKS TO BE PUMPED DURING THE INSPECTION/EVALUATION PROCESS. HOWEVER, PUMPING TANKS IS RECOMMENDED AND MAY BE NEEDED TO ALLOW FOR A MORE THOROUGH VISUALIZATION OF THE INTERIOR COMPONENTS OF TANKS.

IT IS NOT NECESSARY TO CONTRACT WITH THE INSPECTOR TO MAKE RECOMMENDED REPAIRS. HOWEVER, THE WORK MUST BE COMPLETED BY A MISSOURI DEPARTMENT OF HEALTH AND SENIOR SERVICES REGISTERED INSTALLER.

IT IS RECOMMENDED TO FOLLOW GENERAL MAINTENANCE OF THE SYSTEM.

FOR MORE INFORMATION VISIT:

WWW.HEALTH.MO.GOV/ONSITE AND CLICK ON "RESOURCES" TO VIEW "*AN ONSITE WASTEWATER TREATMENT SYSTEM OWNER'S MANUAL*".



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WATER SUPPLY

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WATER SUPPLY

**THIS IS NOT A COMPREHENSIVE WELL TEST; WATER SAMPLES ARE FOR PRIVATE WELLS ONLY.
 THE STRUCTURAL CONDITION OF WELLHEAD IS ONLY FOR PRIVATE DRILLED WELLS.
 ATTENTION: ASTERISKS (*) INDICATE ITEMS THAT MAY BE/CREATE A PUBLIC HEALTH RISK.**

Number of connections less than 8: Yes No Number of Connections: 1
 Based on information obtained from owner/representative.
 (Water supply with more than 7 connections cannot be assessed nor can a water sample be collected. These are regulated by DNR).

Type of Water Source: Drilled Well Pit Wells Pump House Wells
 Sand Point Wells Bored Wells Other:

1. Above Ground Drilled Well Structural Condition:

- *A. Well head area free from surface flooding: Yes No
- *B. Well head area is free from sources of animal, chemical, and other contamination: Yes No
- C. Casing extends 12" above final grade: Yes No
- *D. Casing free of surface water migration: Yes No
- *E. Seal and/or caps in sound condition: Yes No
- *F. Vent/screens in sound condition: Yes No
- *G. Electrical connection sealed: Yes No

**DHSS
STANDARDS**

Met
 Not Met

WATER SAMPLE

2. Water Sample (Bacteriological):

A. Initial Sample:
 Sample Date: 06/18/2026
 Bottle Number: 37776
 Lab Name: MO State

B. Resample 1 (if applicable):
 Sample Date: _____
 Bottle Number: _____
 Lab Name: _____

C. Resample 2 (if applicable):
 Sample Date: _____
 Bottle Number: _____
 Lab Name: _____

**DHSS
STANDARDS**

Met
 Not Met

COMMENTS

Water results are pending.

The water softener discharges into the plumbing, not proper the brine mixture kills the good bacteria in the tank and over time can cause damage to the tank. Recommend a professional evaluate and route to the exterior of the home. Consider having it discharge into a gravel bed or French drain to prevent killing the grass.



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EVALUATION

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SITE ASSESSMENT

AN EVALUATION IS NOT AS COMPREHENSIVE AS AN INSPECTION. A HYDRAULIC TEST IS NOT TO BE PERFORMED.
Detailed assessment form(s) are to be completed for each applicable treatment unit.
The location of the soil treatment area is perceived to be on the property that system serves unless shared with another property.
ATTENTION: Asterisks (*) indicate items that may be/create a nuisance or public health risk.

THIS TYPE OF ASSESSMENT IS ONLY TO BE PERFORMED WHEN (CHOOSE ALL THAT APPLY TO SITE):

- OWTS Not In Use For 6 Months Consecutively Prior To Any Vacancy
- Property Vacant More Than 60 Days
- Soil Treatment System On Neighbor's Property / Access Denied
- New OWTS On Exempt Property

1. SOIL TREATMENT AREA CONDITIONS:

- A. Area can be located YES NO
- *B. Area is free of odors YES NO
- *C. No indications of current surfacing effluent and/or pooled water: YES NO
- *D. No indications of past surfacing effluent: (e.g. black areas on soil surface, excessive vegetation, lack of vegetation) YES NO
- *E. No indications of discharge/relief pipes coming to the surface: YES NO

**DHSS
STANDARDS**

MET

NOT MET

2. USDA SOIL SURVEY DATA: THE USDA SOIL SURVEY MUST BE USED TO LOOK AT THE SOIL SUITABILITY WITHIN A GENERAL AREA.

- A. Area has suitable permeability for soil treatment system: YES NO
- B. Area does not exhibit a water table in the upper 5 ft of soil profile: YES NO

Proper design using a site-specific soil morphology report, installation, and maintenance may overcome general permeability and high-water table issues noted in the USDA Soil Survey Data. Check with your local authority for historical permitting information.

COMMENTS

A hydraulic test was not performed due to building is an old school house and no bedrooms/ building is vacant. Walked the woods behind the fence. Did not see any evidence of previous leaking or septic odors. The vegetation is thick and had a hard time walking the woods. The septic tank appeared to be below operating level at time of evaluation. Did not run enough water during home inspection to have water running through the clean out by the fence. There potentially could be direct discharge pipe in the woods. Cannot guarantee the field will not leak in the future.



STATE OF MISSOURI
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SEPTIC TANK FORM

SITE ADDRESS:			
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TANK ASSESSMENT

ATTENTION: Asterisks (*) indicate items that may be/create a nuisance or public health risk.
NOTE: Tank must be accessible from the ground surface. It may be necessary to excavate a portion of the tank prior to the assessment.

Up to 3 septic tanks are allowed to be installed in series to achieve required volume. A form must be filled out for each tank.
 Label the form according to which septic tank you are assessing. (i.e. 1 of 1 or 1 of 2)

TANK 1 OF 1

1. ACCESS

- a. All internal components are accessible from manhole cover or inspection ports: YES NO
- *b. Riser(s) securely fastened to tank and watertight: NA YES NO
- *c. Lids in sound condition, watertight, and securely fastened: YES NO
- d. Inspection ports (6" or larger) over the inlet and outlet baffles extend to the ground surface: YES NO

2. DESCRIPTION

- Material: Concrete Plastic Fiberglass Metal
- A. properly sized (based on current standards): YES NO
 Capacity (1ft³ = 7.5 gallons) _____ Gallons
 Volume of rectangular prism **Length x Width x Depth**
 Volume of a cylinder **$\pi r^2 \times D$**
- *B. Tank in sound condition and watertight: YES NO
- C. Current liquid depth is at normal operating level: YES NO
 Water level should be at the same elevation as the bottom of the outlet pipe.

3. RETENTION TIME

- A. Scum & sludge thickness are within acceptable limits per retention time formula: YES NO
 Liquid Volume (in gallons) x 24 (hours per day) ÷ Daily Flow
- B. Number of compartments (inspect all): 1

COMPARTMENT NO.	SCUM (INCHES)	SLUDGE (INCHES)
1		12-14
2		

4. OPERATING CONDITION

- *A. All wastewater lines plumbed to tank: YES NO
- *B. Free of signs of liquid level higher than operational level: YES NO
- *C. Free of signs of continuous inflow: YES NO
- *D. Discharges to a subsurface soil treatment system, lagoon or pump tank: YES NO

5. INTERNAL COMPONENTS

- *A. Inlet baffle/tee in place and structurally sound: YES NO
- *B. Outlet baffle/tee in place and structurally sound: YES NO
- C. Effluent screen/filter present (Required for LPP systems): YES NO
 [Must be present in septic tank or pump tank.]
- D. Screen/filter is free of excessive clogging: YES NO

NA

See notes below

DHSS STANDARDS
 MET
 NOT MET

PUMPING MECHANISM

6. PUMP UNIT

NA

- A. Effluent screen/filter present (required for LPP): YES NO
- *B. Electrical junction boxes and connections are sealed, watertight and in sound condition: YES NO
- *C. Pump activates when float is raised or when override is activated: YES NO
- D. All Audible/Visual alarm mechanisms functional as designed: YES NO
- E. Other floats operational, peak enable, or redundant off floats: NA YES NO
- F. Pump and alarm are on separate circuits: YES NO
- G. Pump chamber properly sized: YES NO

**DHSS
STANDARDS**

MET
 NOT MET
 N/A

HYDRAULIC TEST

7. RESULTS

- *A. Soil treatment area free of surfacing effluent or dye from hydraulic test: YES NO
- *B. Lake/stream free of effluent or dye from hydraulic test: NA YES NO

Total amount of water added for hydraulic test: 75 gallons

If required volume is not introduced into the OWTS, provide reasoning in the comment section below.

(OWTS NOT IN USE 0-30 DAYS)

Residential:

- 1-2 bedrooms.....120 gal.
- 3 bedrooms.....180 gal.
- 4 bedrooms.....240 gal.
- 5 bedrooms.....300 gal.

Commercial:

1/2 design daily flow up to a maximum of 500 gal.

(OWTS NOT IN USE 31-60 DAYS)

1.5 Times the volume amount listed above (maximum of 750 gallons for commercial).

**DHSS
STANDARDS**

MET
 NOT MET

COMMENTS

The septic tank is a non typical tank, it appears to be an old cistern converted into a septic tank. There are 12+ inches of sludge in the tank. The inlet pipe is missing a tee and there are roots in the tank at the back. It appears the tank is not at operational level currently... had a hard time sizing the tank due to it being a cylinder shape. Have a state licensed septic installer pump the tank and confirm it is properly sized and water tight. Evaluate the roots and repair as necessary. Install an inlet tee.

Do not flush guy/ girl products or flushable wipes they can cause blockages in the line or the tank. Only flush toilet paper usually one or two ply works best it breaks down faster in the tank. Do not pour cooking grease down the sink. Avoid products such as Ridex they kill the good bacteria in the tank. Avoid doing excessive amounts of laundry in one day can cause damage to the septic field.

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SETBACK DISTANCES AND SITE DIAGRAM

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TANK ASSESSMENT

MINIMUM SETBACK DISTANCES

MINIMUM DISTANCE FROM	ALL TANKS (SEPTIC, ATU, PUMP, HOLDING)	SOIL TREATMENT AREA (DISPERSAL AREA, LATERAL FIELD)	LAGOON
PRIVATE WATER SUPPLY	50	100	100
PUBLIC WATER SUPPLY	300	300	300
CLASSIFIED STREAM, LAKE OR IMPOUNDMENT	50	50	50
STREAM OR OPEN DITCH	25	25	25
PROPERTY LINES	10	10	75
BUILDING FOUNDATION	5	15	15
BUILDING BASEMENT FOUNDATION	15	25	25
SINK HOLE EDGE	50	100	500

VARIANCE(S) APPROVED:

NA YES NO

Variations approved by the Administrative Authority allow for the reduction of minimum setback distances. Approval documentation from the Administrative Authority MUST be attached to this report to achieve a "DHSS Standards Met" result.

ALL MINIMUM SETBACK DISTANCES MET:

-OR-

YES NO

APPROVED VARIANCES ALLOWING SETBACK REDUCTION:

DHSS STANDARDS
<input checked="" type="checkbox"/> MET <input type="checkbox"/> NOT MET

EXPLAIN IN DETAIL WHICH COMPONENT(S) (SEWAGE TANK, SOIL TREATMENT AREA, LAGOON), IF ANY, DO NOT MEET THE MINIMUM SETBACK DISTANCES

(e.g., Sewage tank is 40 feet from private water supply; soil treatment area is 5 feet from property line; lagoon is 50 feet from property line; etc.)

COMMENTS

SITE DIAGRAM

N 4

Woods

Fence

Garage

3

W

4

E

4

Building

7

4

S

SITE DIAGRAM KEY	
1.	RESIDENTIAL/BUSINESS
2.	SOIL TREATMENT AREA
3.	TANK
4.	PROPERTY LINES
5.	EASEMENTS
6.	WATER LINES
7.	WELL
8.	WATERWAYS

INSPECTOR ID NO.
51053

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JOB #
61826-2



Clean out/ tank



Roots in tank