



— GRAND —
HOME INSPECTION

WEST MICH. WELL & SEPTIC INSPECTION GUIDE

	INGHAM	ISABELLA	OTTAWA
IS IT NECESSARY TO USE A COUNTY INSPECTOR?	YES	NO BUT A COUNTY APPROVED	YES
MAY A 3RD PARTY PERFORM THE INSPECTION?	NO	NO	NO
IF A THIRD PARTY IS PERMITTED, DOES IT NEED TO BE A LICENSED SANITARIAN?	—	—	—
IF PERFORMED BY COUNTY, WHAT IS THE TURN AROUND TIME?	5 BUSINESS DAYS	2 WEEKS	10-15 BUSINESS DAYS
WHAT TESTS ARE PERFORMED IN THE WELL INSPECTION? DO THEY INCLUDE LEAD TESTING?	COLORIFORM, NITRATE AND ARSENIC. NO LEAD TESTING	DEPENDS ON INSPECTOR	NITATES AND BACTERIA, CAN ALSO DO SOIL PULLING AND LEAD TESTING
DOES THE REQUIRED INSPECTION INCLUDE INSPECTION OF THE SEPTIC TANK?	YES	DEPENDS ON INSPECTOR	NO
DO SEPTIC TANKS NEED TO BE PUMPED AS PART OF THE INSPECTION?	YES	DEPENDS ON INSPECTOR	NO
IS IT A PASS/FAIL INSPECTION OR IS IT CONSIDERED A CURRENT CONDITION OR RECOMMEND REPAIR INSPECTION?	CONFORMANCE/NON-CONFORMANCE	DEPENDS ON INSPECTOR	ACCEPTABLE, CONFORMANCE, SUBSTANTIAL CONFORMANCE, UNACCEPTABLE AND INCONCLUSIVE
IF THE PROPERTY FAILS INSPECTION, DO REPAIRS NEED TO BE MADE BEFORE CLOSING OR MAY FUNDS BE PLACED IN ESCROW TO CONDUCT THE REPAIRS AFTER CLOSING?	YES - NEED A CONFORMANCE REPORT	YES BUT CAN'T TRANSFER TITLE	CAN CLOSE BUT NOT SUPPOSED TO TAKE OCCUPANCY



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	ALLEGAN	BARRY	CALHOUN
IS IT NECESSARY TO USE COUNTY INSPECTOR?	NO	NO	NO (THEY OFFER INSPECTIONS BUT NOT REQUIRED)
MAY A 3RD PARTY PERFORM THE INSPECTION?	YES	YES	YES
IF A THIRD PARTY IS PERMITTED, DOES IT NEED TO BE A LICENSED SANITATION?	NO	NO	YES
WHEN INSPECTED BY GRAND HOME INSPECTION, WHAT IS THE TURN AROUND TIME?	TYPICALLY 3-4 BUT UP TO 7 DAYS DEPENDING ON LAB TESTING		
WHAT TESTS ARE PERFORMED IN THE WELL INSPECTION BY GRAND HOME INSPECTION? DO THEY INCLUDE LEAD TESTING?	COLIFORM BACTERIA, E. COLI, NITRATES ARE STANDARD. LEAD, ARSENIC, VOC, PNA, PFAS, PARTICLE CHEMICAL AVAILABLE ALSO.		
DOES THE REQUIRED INSPECTION INCLUDE INSPECTION OF THE SEPTIC TANK?	DEPENDS ON WHAT TYPE OF INSPECTION. SALE OF HOME? NO	NO REQUIREMENTS	NO REQUIREMENTS
DO SEPTIC TANKS NEED TO BE PUMPED AS PART OF THE INSPECTION?	3 YEARS W AN INSPECTION	NO REQUIREMENTS	NO REQUIREMENTS
IS IT A PASS/FAIL INSPECTION OR IS IT CONSIDERED A CURRENT CONDITION OR RECOMMEND REPAIR INSPECTION?	IF PERFORMED BY GHI, CURRENT CONDITION IS ASSESSED AS PASS, NEEDS REPAIRS, NEEDS PERMITTING /REPLACEMENT		
IF THE PROPERTY FAILS INSPECTION, DO REPAIRS NEED TO BE MADE BEFORE CLOSING OR MAY FUNDS BE PLACED IN ESCROW TO CONDUCT THE REPAIRS AFTER CLOSING?	NOT A POINT OF SALE COUNTY		



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	CLARE	CLINTON	EATON
IS IT NECESSARY TO USE COUNTY INSPECTOR?	NO	NO	NO
MAY A 3RD PARTY PERFORM THE INSPECTION?	YES	YES	YES
IF A THIRD PARTY IS PERMITTED, DOES IT NEED TO BE A LICENSED SANITATION?	NO	NO	NO
WHEN INSPECTED BY GRAND HOME INSPECTION, WHAT IS THE TURN AROUND TIME?	TYPICALLY 3-4 BUT UP TO 7 DAYS DEPENDING ON LAB TESTING		
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	GRATIOT	JACKSON	IONIA
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MAY A 3RD PARTY PERFORM THE INSPECTION?	YES	YES	YES
IF A THIRD PARTY IS PERMITTED, DOES IT NEED TO BE A LICENSED SANITATION?	NO	NO	NO
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	KALAMAZOO	KENT	MESCOTA
IS IT NECESSARY TO USE COUNTY INSPECTOR?	NO	NO	NO
MAY A 3RD PARTY PERFORM THE INSPECTION?	YES	YES	YES
IF A THIRD PARTY IS PERMITTED, DOES IT NEED TO BE A LICENSED SANITATION?	NO	NO	NO
WHEN INSPECTED BY GRAND HOME INSPECTION, WHAT IS THE TURN AROUND TIME?	TYPICALLY 3-4 BUT UP TO 7 DAYS DEPENDING ON LAB TESTING		
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DO SEPTIC TANKS NEED TO BE PUMPED AS PART OF THE INSPECTION?	NO REQUIREMENTS	NO REQUIREMENTS	YES
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	MONTCALM	MUSKEGON	NEWAYGO	VAN BUREN
IS IT NECESSARY TO USE COUNTY INSPECTOR?	NO	NO	NO	NO
MAY A 3RD PARTY PERFORM THE INSPECTION?	YES	YES	YES	YES
IF A THIRD PARTY IS PERMITTED, DOES IT NEED TO BE A LICENSED SANITATION?	NO	NO	NO	NO
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